

<b>UNITED STATES BANKRUPTCY COURT</b> <b>Northern District of Texas (Dallas Division)</b>		<b>PROOF OF CLAIM</b>
Name of Debtor: <b>Erickson Retirement Communities, LLC</b>		Case Number: <b>09-37010-sgj11</b>
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.		
Name of Creditor (the person or other entity to whom the debtor owes money or property): <b>Building Systems</b>		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.  Court Claim Number: _____ (If known)  Filed on: _____
Name and address where notices should be sent: <b>Andrew B. Cohn, Esquire - Kaplan Stewart Meloff Reiter &amp; Stein, P.C.</b> <b>910 Harvest Drive, PO Box 3037</b> <b>Blue Bell, PA 19422-0765</b> Telephone number: <b>601-941-2549</b>		
Name and address where payment should be sent (if different from above):  <div style="text-align: center; font-weight: bold; font-size: 1.2em;">       RECEIVED DEC 04 2009 BMC GROUP     </div>		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.  <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
Telephone number: _____		
1. Amount of Claim as of Date Case Filed: <u>\$ 88,048.92</u>  If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.  If all or part of your claim is entitled to priority, complete item 5.  <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.		5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.  Specify the priority of the claim.  <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).  <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507 (a)(4).  <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5).  <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use – 11 U.S.C. §507 (a)(7).  <input type="checkbox"/> Taxes or penalties owed to governmental units – 11 U.S.C. §507 (a)(8).  <input type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(____).  Amount entitled to priority: \$ _____  <small>*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.</small>
2. Basis for Claim: <u>See Exhibit "A" attached hereto and incorporated herein by reference.</u> (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: _____  3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.  Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe:  Value of Property: \$ _____ Annual Interest Rate: _____ %  Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____ Basis for perfection: _____  Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____		
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		
7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.)  DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.  If the documents are not available, please explain:		
Date: <u>10/3/09</u> Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.  <div style="text-align: center;"> <b>Andrew B. Cohn, Esq.</b>  <b>Attorney for Creditor,</b>  <b>Building Systems</b> </div>		<b>FOR COURT USE ONLY</b>  <div style="text-align: right;"> <b>Erickson Ret. Comm. LLC</b>            00101       </div>

**INSTRUCTIONS FOR PROOF OF CLAIM FORM**

*The instructions and definitions below are general explanations of the law. In certain circumstances, such as bankruptcy cases not filed voluntarily by the debtor, there may be exceptions to these general rules.*

**Items to be completed in Proof of Claim form****Court, Name of Debtor, and Case Number:**

Fill in the federal judicial district where the bankruptcy case was filed (for example, Central District of California), the bankruptcy debtor's name, and the bankruptcy case number. If the creditor received a notice of the case from the bankruptcy court, all of this information is located at the top of the notice.

**Creditor's Name and Address:**

Fill in the name of the person or entity asserting a claim and the name and address of the person who should receive notices issued during the bankruptcy case. A separate space is provided for the payment address if it differs from the notice address. The creditor has a continuing obligation to keep the court informed of its current address. See Federal Rule of Bankruptcy Procedure (FRBP) 2002(g).

**1. Amount of Claim as of Date Case Filed:**

State the total amount owed to the creditor on the date of the Bankruptcy filing. Follow the instructions concerning whether to complete items 4 and 5. Check the box if interest or other charges are included in the claim.

**2. Basis for Claim:**

State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card. If the claim is based on the delivery of health care goods or services, limit the disclosure of the goods or services so as to avoid embarrassment or the disclosure of confidential health care information. You may be required to provide additional disclosure if the trustee or another party in interest files an objection to your claim.

**3. Last Four Digits of Any Number by Which Creditor Identifies Debtor:**

State only the last four digits of the debtor's account or other number used by the creditor to identify the debtor.

**3a. Debtor May Have Scheduled Account As:**

Use this space to report a change in the creditor's name, a transferred claim, or any other information that clarifies a difference between this proof of claim and the claim as scheduled by the debtor.

**4. Secured Claim:**

Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.) State the type and the value of property that secures the claim, attach copies of lien documentation, and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.

**5. Amount of Claim Entitled to Priority Under 11 U.S.C. §507(a).**

If any portion of your claim falls in one or more of the listed categories, check the appropriate box(es) and state the amount entitled to priority. (See DEFINITIONS, below.) A claim may be partly priority and partly non-priority. For example, in some of the categories, the law limits the amount entitled to priority.

**6. Credits:**

An authorized signature on this proof of claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

**7. Documents:**

Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary. FRBP 3001(c) and (d). If the claim is based on the delivery of health care goods or services, see instruction 2. Do not send original documents, as attachments may be destroyed after scanning.

**Date and Signature:**

The person filing this proof of claim must sign and date it. FRBP 9011. If the claim is filed electronically, FRBP 5005(a)(2), authorizes courts to establish local rules specifying what constitutes a signature. Print the name and title, if any, of the creditor or other person authorized to file this claim. State the filer's address and telephone number if it differs from the address given on the top of the form for purposes of receiving notices. Attach a complete copy of any power of attorney. Criminal penalties apply for making a false statement on a proof of claim.

**DEFINITIONS****Debtor**

A debtor is the person, corporation, or other entity that has filed a bankruptcy case.

**Creditor**

A creditor is a person, corporation, or other entity owed a debt by the debtor that arose on or before the date of the bankruptcy filing. See 11 U.S.C. §101 (10).

**Claim**

A claim is the creditor's right to receive payment on a debt owed by the debtor that arose on the date of the bankruptcy filing. See 11 U.S.C. §101 (5). A claim may be secured or unsecured.

**Proof of Claim**

A proof of claim is a form used by the creditor to indicate the amount of the debt owed by the debtor on the date of the bankruptcy filing. The creditor must file the form with the clerk of the same bankruptcy court in which the bankruptcy case was filed.

**Secured Claim Under 11 U.S.C. §506(a)**

A secured claim is one backed by a lien on property of the debtor. The claim is secured so long as the creditor has the right to be paid from the property prior to other creditors. The amount of the secured claim cannot exceed the value of the property. Any amount owed to the creditor in excess of the value of the property is an unsecured claim. Examples of liens on property include a mortgage on real estate or a security interest in a car.

A lien may be voluntarily granted by a debtor or may be obtained through a court proceeding. In some states, a court judgment is a lien. A claim also may be secured if the creditor owes the debtor money (has a right to setoff).

**Unsecured Claim**

An unsecured claim is one that does not meet the requirements of a secured claim. A claim may be partly unsecured if the amount of the claim exceeds the value of the property on which the creditor has a lien.

**Claim Entitled to Priority Under 11 U.S.C. §507(a)**

Priority claims are certain categories of unsecured claims that are paid from the available money or property in a bankruptcy case before other unsecured claims.

**Redacted**

A document has been redacted when the person filing it has masked, edited out, or otherwise deleted, certain information. A creditor should redact and use only the last four digits of any social-security, individual's tax-identification, or financial-account number, all but the initials of a minor's name and only the year of any person's date of birth.

**Evidence of Perfection**

Evidence of perfection may include a mortgage, lien, certificate of title, financing statement, or other document showing that the lien has been filed or recorded.

**INFORMATION****Acknowledgment of Filing of Claim**

To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system ([www.pacer.psc.uscourts.gov](http://www.pacer.psc.uscourts.gov)) for a small fee to view your filed proof of claim.

**Offers to Purchase a Claim**

Certain entities are in the business of purchasing claims for an amount less than the face value of the claims. One or more of these entities may contact the creditor and offer to purchase the claim. Some of the written communications from these entities may easily be confused with official court documentation or communications from the debtor. These entities do not represent the bankruptcy court or the debtor. The creditor has no obligation to sell its claim. However, if the creditor decides to sell its claim, any transfer of such claim is subject to FRBP 3001(e), any applicable provisions of the Bankruptcy Code (11 U.S.C. § 101 *et seq.*), and any applicable orders of the bankruptcy court.

United States Bankruptcy Court for the Northern District of Texas  
Debtor: Erickson Retirement Communities  
Case No.: 09-37010-srj 11

**ADDENDUM "A"**  
**TO BUILDING SYSTEMS'**  
**PROOF OF CLAIM**

Building Systems entered into three separate Contracts with Erickson Construction, LLC ("Erickson") for construction at the Maris Grove Renaissance Gardens Project located at 115 Brinton Lake Road, Glen Mills, PA, as follows: Subcontract dated March 6, 2008, for the Maris Grove Renaissance Gardens 1.0 Project (the "Maris Grove Subcontract"), Subcontract dated January 15, 2008, for the Maris Grove Residential Building 2.2, (the "Maris Grove 2.2 Subcontract"), and Subcontract dated August 19, 2008, for the Maris Grove Residential Building 2.5 (the "Maris Grove 2.5 Subcontract").

The Maris Grove Subcontract was in the amount of \$649,800.00 for a defined scope of work. Several change orders were entered into in the amount of \$58,103.48, revising the Maris Grove Subcontract amount to \$707,903.48. Pursuant to the Maris Grove Subcontract and Change Orders, Building Systems supplied labor and materials to complete Masonry Work for the Maris Grove Residential Gardens Building 1.0 under the Maris Grove Subcontract, which scope of work is more fully described in the Maris Grove Subcontract. Building Systems has completed one hundred percent (100%) of its work under the Maris Grove Subcontract and Change Orders. The value of the work Building Systems supplied under the Maris Grove Subcontract and Change Orders is \$707,903.48. Building Systems has received payment from Erickson for the Maris Grove Subcontract and Change Orders in the total amount of \$672,508.30. Pursuant to the Maris Grove Subcontract and Change Orders, Building Systems provided labor, material, and services to Erickson and submitted invoices to Erickson requesting payment for its work completed under the Maris Grove Subcontract and Change Orders. Attached to this Addendum as Exhibit 1 is the Maris Grove Subcontract. The balance owed to Building Systems for work performed under the Maris Grove Subcontract and Change Orders is \$35,395.18, exclusive of accrued interest on unpaid balance, legal fees for collection, and other amounts recoverable under the Maris Grove Subcontract and Change Orders.

The Maris Grove 2.2 Subcontract was in the amount of \$425,000.00 for a defined scope of work. Several change orders were entered into in the amount of \$46,669.79, revising the Maris Grove 2.2 Subcontract amount to \$471,669.79. Pursuant to the Maris Grove 2.2 Subcontract and Change Orders, Building Systems supplied labor and materials to complete Masonry Work for Maris Grove Residential Building 2.2 under the Maris Grove 2.2 Subcontract, which scope of work is more fully described in the Maris Grove 2.2 Subcontract. Building Systems has completed one hundred percent (100%) of its work under the Maris Grove 2.2 Subcontract and Change Orders. The value of the work Building Systems supplied under the Maris Grove 2.2 Subcontract and Change Orders is \$471,669.79. Building Systems has received payment from Erickson for the Maris Grove 2.2 Subcontract and Change Orders in the total amount of \$672,508.30. Pursuant to the Maris Grove 2.2 Subcontract and Change Orders, Building Systems provided labor, material, and services to Erickson and submitted invoices to Erickson

requesting payment for its work completed under the Maris Grove 2.2 Subcontract and Change Orders. Attached to this Addendum as Exhibit 2 is the Maris Grove 2.2 Subcontract. The balance owed to Building Systems for work performed under the Maris Grove 2.2 Subcontract and Change Orders is \$38,797.74, exclusive of accrued interest on unpaid balance, legal fees for collection, and other amounts recoverable under the Maris Grove 2.2 Subcontract and Change Orders.

The Maris Grove 2.5 Subcontract was in the amount of \$247,500.00 for a defined scope of work. Several change orders were entered into in the deduct amount of (\$133,470.00), revising the Maris Grove 2.5 Subcontract amount to \$114,030.00. Pursuant to the Maris Grove 2.5 Subcontract and Change Orders, Building Systems supplied labor and materials to complete Masonry Work for Maris Grove Residential Building 2.5 under the Maris Grove 2.5 Subcontract, which scope of work is more fully described in the Maris Grove 2.5 Subcontract. Building Systems has completed one hundred percent (100%) of its work under the Maris Grove 2.5 Subcontract and Change Orders. The value of the work Building Systems supplied under the Maris Grove 2.5 Subcontract and Change Orders is \$114,030.00. Building Systems has received payment from Erickson for the Maris Grove 2.2 Subcontract and Change Orders in the total amount of \$102,627.00. Pursuant to the Maris Grove 2.5 Subcontract and Change Orders, Building Systems provided labor, material, and services to Erickson and submitted invoices to Erickson requesting payment for its work completed under the Maris Grove 2.5 Subcontract and Change Orders. Attached to this Addendum as Exhibit 3 is the Maris Grove 2.5 Subcontract. The balance owed to Building Systems for work performed under the Maris Grove 2.5 Subcontract and Change Orders is \$11,403.00, exclusive of accrued interest on unpaid balance, legal fees for collection, and other amounts recoverable under the Maris Grove 2.5 Subcontract and Change Orders.

In addition to the work performed under the above referenced Subcontracts, Building Systems performed Additional Work (the "Additional Work") over and above that performed under the above-referenced Subcontracts and Change Orders consisting of: pressure wash site work at Maris Grove Building 2.4; Diesel fuel charges; and winter protection. The Additional Work was performed at the request of Erickson. The amount due for the Additional Work is \$2,453.00. Attached to this Addendum collectively as Exhibit 4 are copies of the invoices for the Additional Work with back up documentation.

In summary, Building Systems is owed the total sum of \$88,048.92, broken down as follows:

Amount due on Maris Grove Subcontract and Change Orders	\$35,395.18
Amount due on Maris Grove 2.2 Subcontract and Change Orders	\$38,797.74
Amount Due on Maris Grove 2.5 Subcontract and Change Orders	\$11,403.00
Amount due on Additional Work	<u>\$ 2,453.00</u>
Total	\$88,048.92

**UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

In re: \_\_\_\_\_ : Chapter 11  
ERICKSON RETIREMENT :  
COMMUNITIES, et al. : Case No. 09-37010  
:   
Debtors : Jointly Administered

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of the foregoing Proof of Claim on Behalf of Creditor, Building Systems, was caused to be sent by first class mail, postage prepaid by the undersigned on the date stated below, to the addressees stated below:

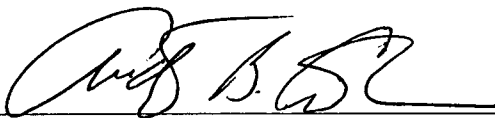
Camisha L. Simmons, Esquire  
DLA Piper, LLP  
1251 Avenue of the Americas  
New York, NY 10020-1104

Nancy Sue Resnick  
Office of the US Trustee  
1100 Commerce Street, Room 976  
Dallas, TX 75242-1496

Samuel Martin Stricklin, Esquire  
Bracewell Guiliani, LLP  
1445 Ross, Suite 3800  
Dallas, TX 72502

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: \_\_\_\_\_

  
Andrew B. Cohn, Esquire  
Union Meeting Corporate Center  
910 Harvest Drive, P. O. Box 3037  
Blue Bell, PA 19422-0765  
Attorneys for Creditor,  
Building Systems, Inc.

Dated: \_\_\_\_\_

12/30/09

## SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR

THIS SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR (this "Agreement") is made as of 03/06/2008 by and between ERICKSON CONSTRUCTION, LLC (the "Contractor"), having an address of 703 Maiden Choice Road, Baltimore, Maryland 21228, Attn: Michael James; and Building Systems (the "Subcontractor"), having an address of 131 Wallace Avenue, Downingtown, PA, 19335.

### RECITALS

A. The Contractor has made a contract for construction dated as of 02/13/2008 (the "Prime Contract") with Concord Campus, LP (the "Owner"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228. A copy of the Prime Contract containing all provisions applicable to Subcontractor shall be made available to the Subcontractor, upon request, in Contractor's general offices.

B. The Prime Contract is for the provision of labor, materials and services in connection with the construction of Maris Grove Renaissance Gardens 1.0, 115 Brinton Lake Road, being part of a project known as Maris Grove, located in Glen Mills, PA (the "Project").

C. The Architect for the Work (as such term is defined in Section 2.1 below) is Wallace Roberts & Todd, LLC (the "Architect"), having an address of 1700 Market Street, Philadelphia, PA, 19103.

D. The Developer of the Project is Erickson Retirement Communities, LLC (the "Developer"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.

E. The Operator of the Project is Maris Grove Inc. (the "Operator"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.

NOW THEREFORE, for good and adequate consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor hereby agrees to hire the Subcontractor to perform the Work, and the Subcontractor hereby agrees to perform the Work, on the terms and conditions hereinafter set forth in this Subcontract.

### 1. THE SUBCONTRACT DOCUMENTS.

1.1. The Subcontract Documents consist of (1) this Subcontract; (2) provisions of the Prime Contract applicable to the Work, (including all General Conditions to the Prime Contract, and all Drawings and Specifications, as such terms are defined in the Prime Contract); (3) other documents listed in Section 1.2 below; and (4) modifications to this Subcontract issued after execution of this Subcontract. To the extent any terms of this Subcontract are in conflict with the terms of the Prime Contract, the terms of this Subcontract shall control. The Subcontract Documents form the Subcontract, and are as fully a part of this Subcontract as if attached to this Subcontract or repeated herein. The Subcontract represents the entire and integrated Subcontract between the parties hereto and supersedes all prior negotiations, representations or Subcontracts, either written or oral. All initially capitalized terms used herein, unless otherwise defined in this Subcontract, shall have the meanings given such terms in the Prime Contract.

1.2. To the extent not listed directly above, the Subcontract Documents, except for Modifications issued after execution of this Subcontract, are enumerated as follows: (on Exhibit A attached hereto)

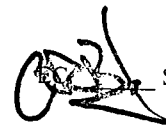
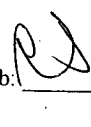
### 2. THE WORK OF THIS SUBCONTRACT.

2.1. The term "Work" shall mean and refer to all labor, supervision, materials and services scaffolding, tools, equipment, supplies, hoisting, vertical transportation and all other things necessary for the construction and completion of the work described in Exhibit B and work incidental thereto, in strict accordance and full compliance with the terms of the Subcontract Documents (which are hereby incorporated by reference) and this Subcontract and to the satisfaction of Contractor and the Owner.

2.2. The Subcontractor shall execute the Work described below (or if noted below, on Exhibit B attached hereto), including but not limited to, all labor, materials, equipment, services and other items required to complete such portion of the Work, except to the extent specifically indicated in the Subcontract to be the responsibility, of others:

- Exhibit B, Description of work, attached.
- The Work consists of Masonry Contract (Sub).

2.3. Subcontractor shall carefully examine the Subcontract Documents and shall promptly notify Contractor in writing of any deficiencies, discrepancies, ambiguities or errors before proceeding with the Work.

 Sub: 

Contract Number: 2

2.4 Subcontractor represents that it is fully qualified to perform this Subcontract, and acknowledges that, prior to the execution of this Subcontract, it has (a) by its own independent investigation ascertained (i) the Work required by this Subcontract, (ii) the conditions involved in performing the Work, and (iii) the obligations of this Subcontract and the Contract Documents; and (b) verified all information furnished by Contractor or others satisfying itself as to the correctness and accuracy of that information. Any failure by Subcontractor to investigate independently and become fully informed will not relieve Subcontractor from its responsibilities hereunder.

3. CONSTRUCTION SCHEDULE.

3.1. DATE OF COMMENCEMENT. The date of commencement shall be the date of this Subcontract, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Contractor:

Date of Commencement: 03/03/2008

3.1.1. From time to time throughout the term of this Subcontract, the Contractor shall provide the Subcontractor with copies of the Contractor's construction schedule and schedule of submittals, together with such additional scheduling details as will enable the Subcontractor to plan and perform the Work properly. The Subcontractor shall be notified promptly of subsequent changes in the construction and submittal schedules and additional scheduling details.

3.1.2. If requested by Contractor, Subcontractor shall submit detailed schedules for performance of the Subcontract, in a form acceptable to Contractor, which shall comply with all scheduling requirements of the Subcontract Documents. Contractor may from time to time, at its sole discretion, direct Subcontractor to make reasonable modifications and revisions in such schedules.

3.1.3. Subcontractor will proceed with the Work in a prompt and diligent manner, in accordance with Contractor's schedules as reasonably amended from time to time. Subcontractor shall be liable to Contractor for failure to adhere to Contractor's construction schedules including amendments even if such schedules differ from schedules set forth in the Subcontract Documents or the time of completion called for by the Subcontract Documents.

3.1.4. Subcontractor shall be entitled to additional compensation for compliance with schedule amendments or damages for delay only to the extent the Subcontract Documents entitle Contractor to damages or to a contract adjustment increasing the price of the Prime Contract.

3.2. SUBMITTALS. Subcontractor shall make all submittals required by this Subcontract, including shop drawings, test reports, and certificates, within seven (7) days following the Date of Commencement. Subcontractor must revise and resubmit any submittals within seven (7) days after such items are returned to Subcontractor for correction.

3.3. SUBSTANTIAL COMPLETION.

3.3.1. The Project shall be substantially completed not later than 05/04/2009, ("Substantial Completion") subject to adjustments as provided in the Subcontract Documents (see Exhibit B attached hereto for details). Subcontractor must complete its Work on the Project in the necessary time sequence to assure that the Project, including the Work and the work of Contractor and all other subcontractor's on the Project, is substantially completed by the date listed above in this Section 3.3.1.

3.4. TIME IS OF THE ESSENCE. Time is of the essence of this Subcontract, subject to any applicable notice and cure periods provided in the Subcontract.

4. SUBCONTRACT SUM.

4.1. SUBCONTRACT SUM. The Contractor shall pay the Subcontractor in current funds for performance of the Subcontract the Subcontract Sum of six hundred forty-nine thousand eight hundred Dollars and zero Cents (\$649,800.00) subject to additions and deductions as provided in the Subcontract.

4.2. ALTERNATES.

4.2.1. The Subcontract Sum includes the following alternates, (or if noted below, as set forth on Exhibit C attached hereto), if any, which are described in the Subcontract and have been accepted by the Owner and the Contractor:

  X   See Exhibit C attached.

           Alternates are included in Exhibit C attached:

4.2.2. Contractor reserves the right to have Subcontractor provide the following alternates (or, if noted, as set forth on Exhibit C attached hereto, which alternates are not included in the Subcontract Sum.

Contract Number: 2

  X   See Exhibit C attached.

           Reserved Alternates are defined in Exhibit C attached:

4.3. UNIT PRICES. Unit prices, if any (inclusive of overhead and prices), are as follows (or, if noted, as set forth on Exhibit C attached hereto):

  X   See Exhibit C attached.

           Unit Prices are detailed in Exhibit C attached:

4.4. ESTIMATED COST OF THE WORK. The schedule of values breakdown of the amount of the Subcontract Sum is attached hereto as Exhibit C, unless noted otherwise below in this Section 4.4. The schedule of values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract. If the Schedule of Values is not attached hereto, Subcontractor shall submit to Contractor the Schedule of Values in form similar to AIA G703 format within ten (10.) days of request of Contractor for Contractor's approval. When approved, the Schedule of Values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract.

  X   Estimated Cost of Work is not attached hereto.

## 5. CONTRACTOR.

### 5.1. SERVICES PROVIDED BY THE CONTRACTOR.

5.1.1. The Contractor shall provide suitable areas for storage of the Subcontractor's materials and equipment during the course of the Work, to the extent such areas are readily available, from time to time.

5.1.2. If Contractor has available and Subcontractor elects to use Contractor's equipment or facilities, an agreed price in writing must be made before such use. Subcontractor shall make its own determination before commencing to use such equipment or facilities that such equipment or facilities are adequate and safe for the Work to be performed. Such equipment and facilities shall be accepted by Subcontractor in "AS-IS" condition without warranty or representation by Contractor as to their condition or adequacy to perform the respective function. Subcontractor agrees that all personnel operating or using such equipment or facilities shall be qualified and properly trained in the operation and use of such equipment or facilities. Subcontractor agrees to return the equipment and facilities to Contractor at the conclusion of the use in as good a condition as received. In the event that any such equipment is damaged while in the possession of Subcontractor, Contractor shall be entitled to exercise Contractor's remedies under Section 8.3 of this Agreement.

## 6. SUBCONTRACTOR.

6.1. LICENSE. The Subcontractor represents to Contractor that Subcontractor is duly licensed to perform the Work in the jurisdiction where the Project is located. Subcontractor represents that Subcontractor's License Number is 93-2092353 Registration Number                     , and Sales or Tax Registration Number is 23-2092353, and that all such licenses and registrations shall be maintained in full force and effect throughout the term of Subcontractor's obligations under the Subcontract, including any warranty obligations.

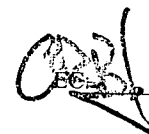
### 6.2. EXECUTION AND PROGRESS OF THE WORK.

6.2.1. The Subcontractor shall cooperate with the Contractor in scheduling and performing the Subcontractor's Work to avoid conflict, delay in or interference with the work of the Contractor, other subcontractors or Owner's own forces. Subcontractor is obligated to assure that all workmen of Subcontractor work in harmony with all other workmen on the Project.

6.2.2. The Subcontractor shall promptly submit Shop Drawings, Product Data, Samples and similar submittals required by the Subcontract with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Contractor or other subcontractors.

6.2.3. The Subcontractor shall furnish to the Contractor periodic progress reports on the Work of this Subcontract upon request of Contractor, including information on the status of materials and equipment which may be in the course of preparation or manufacture.

6.2.4. The Subcontractor shall complete all of its work in a good and workmanlike manner. The Subcontractor agrees that the Owner will have the authority to reject Work which does not conform to the Prime Contract or to the Subcontract. The Subcontractor shall, at Subcontractor's cost, replace or, if approved by the Owner, repair any defective work and repeat tests as necessary, at Subcontractor's cost, until all Work is proven satisfactory.

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6.2.5. The Subcontractor shall, at Subcontractor's sole cost and expense, supply adequate tools and equipment, and shall also at all times supply and promptly pay for a sufficient number of properly skilled workmen and for a sufficient amount of materials and supplies of proper quality to prosecute efficiently and promptly the Work in accordance with the requirements of the Subcontract and in accordance with a mutually agreed upon schedule. Subcontractor hereby acknowledges that the Project will be built on an accelerated basis and Subcontractor acknowledges that it has taken such accelerated schedule into account for meeting the requirements of this Subcontract. If, in Contractor's reasonable opinion, Subcontractor fails to maintain the progress of its Work in accordance with the agreed upon schedule, Contractor may require Subcontractor to accelerate Subcontractor's performance by use of overtime work, work on Saturdays, Sundays, and Holidays, all without additional compensation, if, in the reasonable opinion of Contractor, such additional work is necessary to maintain proper progress of Subcontractor's Work. Upon request of Contractor, Subcontractor shall submit evidence satisfactory to Contractor evidencing the Subcontractor's ability to comply with the agreed upon schedule. No overtime or charges for an accelerated Construction Schedule shall be paid by Contractor unless specifically agreed to in writing by an executive officer of Contractor before the overtime is performed.

6.2.6. The Subcontractor shall take necessary precautions to protect the work of other subcontractors from damage caused by operations by the Subcontractor. Subcontractor shall be responsible for and protect the Work in place from the elements and all other causes of damage until completion and final acceptance by Contractor and shall adequately store and protect its own materials and materials furnished it by Owner, Contractor and other suppliers. Subcontractor will use without unreasonable waste any materials or equipment furnished by the Owner, Contractor or other suppliers and will pay for any damage to such material or equipment sustained during Subcontractor's use or possession.

6.2.7. Subcontractor shall install all necessary equipment and materials in the necessary time sequence, (except at scheduled temporary omissions and leapfrog areas), and prior to close-in of any area so as to maintain the progress of the Work and the Project and eliminate any rework to install materials or equipment out of sequence. The Subcontractor shall bear any cost related to installation of materials or equipment that is installed out of sequence, unless such out of sequence work is directed or authorized in writing by Contractor. The Subcontractor shall participate in the preparation of coordinated drawings in areas of congestion, specifically noting and advising the Contractor of potential conflicts between the Work of the Subcontractor, the Contractor, and other subcontractors or the Owner's own forces. Subcontractor shall be represented on the Project while the Work is in progress by a competent full-time supervisor satisfactory to Contractor.

6.2.8. Should Subcontractor's performance of the Work be delayed by any acts of Contractor, Contractor's other contractors or Contractor's suppliers, Subcontractor shall receive an equitable extension of time for the performance of the Work, but shall not be entitled to any increase in the Subcontract Sum or to damages or additional compensation as a consequence of such delays, and Subcontractor hereby waives any claim for any such increase, damages or additional compensation.

6.2.9. Subcontractor shall complete all Work in accordance with the mutually agreed upon schedule. No extensions of time or provision for additional costs will be allowed for weather related delays unless Subcontractor submits in writing within seven (7) days from the date incurred, a claim for delay resulting from inclement weather. Contractor may, in its sole discretion, approve or disapprove a claim for delay.

### 6.3. LAWS, PERMITS, FEES AND NOTICES.


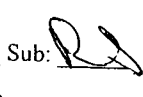
6.3.1. The Subcontractor shall provide all notices and comply with all Federal, state or local laws, ordinances, building codes, rules, regulations and orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract.

6.3.2. Subcontractor shall be liable to Contractor, Developer, Operator and the Owner for all loss, cost and expense attributable to any acts of commission or omission by Subcontractor, its employees and agents, and lower-tier subcontractors resulting from failure to comply with any Federal, state or local laws, building codes, ordinances or regulations including, but not limited to, any fines, penalties or corrective measures.

6.3.3. Except as otherwise provided by the Subcontract Documents, Subcontractor agrees to pay, comply with, and hold Contractor, Developer and Operator harmless from all social security, state unemployment, welfare fees, and all other Federal, State and local taxes (including sales and use taxes) and fees of every nature applicable to the Work including penalties or any interest.

### 6.4. SAFETY PRECAUTIONS AND PROCEDURES.

6.4.1. The Subcontractor shall take all appropriate precautions with respect to performance of this Subcontract, shall comply with safety measures initiated by the Owner or the Contractor, and shall comply with all applicable laws, ordinances, rules, regulations and orders of public authorities for the safety of persons or property. The Subcontractor shall report to the Contractor within twenty-four (24) hours an injury to any employee or agent of the Subcontractor which occurred at the site. Subcontractor shall be solely responsible for providing a safe place to work for its agents, employees and sub-subcontractors. Subcontractor shall implement and enforce a health and safety program for its employees and sub-subcontractors on the site, which program shall be at least as effective as the Health

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and Safety Program of Contractor. Subcontractor's employees and sub-subcontractors on the site shall obey the directives of Contractor's Project Manager, Superintendent and Safety Director. All of Subcontractor's employees, agents and contractors must attend the safety

meetings held by Contractor's Safety Director, or, in lieu of such attendance, Subcontractor must provide to Contractor the minutes and attendance of all safety meetings conducted by Subcontractor, within two (2) days following the completion of such safety meetings.

6.4.2. If hazardous substances of a type of which an employer is required by law to notify its employees are being used on the site by the Subcontractor, the Subcontractor's sub-subcontractors, or anyone directly or indirectly employed by them, the Subcontractor shall, at least three (3) days before bringing such substances onto the Site, provide Contractor with a materials data sheet for such substances, and give written notice of the chemical composition of such substances to Contractor. Subcontractor will comply with all laws regarding Subcontractor's use and handling of such hazardous substances by Subcontractor or Subcontractor's sub-subcontractors, agents and employees.

6.4.3. Contractor reserves the right to require Subcontractor to perform from time to time, at Subcontractor's cost, drug testing of all or any of Subcontractor's agents, employees and sub-subcontractors. Such testing must be done with testing companies selected or approved by Contractor. Subcontractor must prohibit from the Work Site any persons that test positively for drug use. Contractor shall be entitled to prohibit from the site any persons that Contractor deems to be disruptive to the smooth construction of the Project.

6.5. **CLEANING UP.** The Subcontractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations performed under this Subcontract. Subcontractor shall at all times keep the Subcontractor's work area; keep the premises free from rubbish, debris and waste and surplus materials resulting from its operations; and shall turn over the work area in such condition as to permit the next succeeding work to be commenced without further cleaning. If Subcontractor fails to comply with the provisions of this Section, Contractor shall have the right itself or through others to perform such cleaning and to charge the cost thereof to Subcontractor, plus overhead charges of twenty-five percent (25%), provided the Subcontractor is given a twenty-four (24) hour written notice of such delinquency and fails to remedy same. Subcontractor shall not damage the work of others by its performance of its obligations under the Subcontract and shall indemnify Contractor for damage caused by Subcontractor or its agents to the work of Contractor, and other contractors, including court costs and attorney's fees.

6.6. **WARRANTY.** In addition to any product warranties required by the Subcontract, the Subcontractor warrants to Contractor that all material and equipment incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defect and in conformance with the Prime Contract and the Subcontract. All Work not conforming to these requirements may be considered defective. Subcontractor shall, promptly upon request of Contractor, furnish all labor, materials and supervision necessary to correct or replace any defective or nonconforming Work and any damage caused by such defect or fault, at no cost to Contractor or Owner, for a period of one (1) year from the date of Final Payment, except for latent defects, which shall be for a period of six (6) months following the discovery of such latent defect. This warranty shall run to and be enforceable by Owner, Contractor, and their successors and assigns. This warranty shall be in addition to and not in limitation of any other warranty or remedy provided by law or by the Subcontract.

6.7. **INDEMNIFICATION.** To the fullest extent permitted by law, the Subcontractor shall indemnify, defend and hold harmless the Owner, Contractor, Operator, Developer, their respective parent and subsidiaries, and their respective agents, officers, employees, members and directors of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent or intentional acts or omissions of the Subcontractor, the Subcontractor's sub-subcontractors, materialmen or suppliers, anyone directly or indirectly employed by them or anyone for whose acts they may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 6.7.

**7. CHANGES IN THE WORK.**

7.1. **CONTRACTOR CHANGES.** Contractor may at any time make changes in the Work either:

- (a) By written change order signed by Contractor and Subcontractor prior to commencement specifying the changes to be made and the increase or decrease in the Subcontract Sum and extension of time, if any; or
- (b) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that an equitable adjustment in the Subcontract Sum will be made, based on the time and materials to perform such changes; or
- (c) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that the Subcontract Sum shall be adjusted based on actual costs of performing such changes based on time and materials, plus a fixed fee, to be set in such change order.

7.2. OBLIGATION TO PROCEED. Subcontractor shall proceed with the changes ordered so as not to delay the Work. In the event Contractor changes the Work pursuant to 7.1(b) above, Subcontractor shall file with Contractor within seven (7) days from the

date of such order Subcontractor's written itemized estimate for the cost of performing the changes to be made. If mutual agreement on the cost is reached, Subcontractor and Contractor will execute a written change order executed by the authorized officers or designees of

Contractor and Subcontractor. If mutual agreement cannot be reached and the changes are required by Contractor, the Work shall proceed and Subcontractor shall be entitled to a reasonable adjustment in the Subcontract sum and in the time for performance of the work to the extent such adjustments are focused by the Contractor's written change order. If the extra Work or changes are required by Contractor, Subcontractor does not waive its right by proceeding under protest provided it so notifies Contractor in writing within five (5) days from submittal of the itemized estimate referred to above.

7.3. COST AND TIME. Subcontractor shall respond to a proposed change within seven (7) days of request by Contractor. In the event that a Subcontractor change order response is not delivered to the Contractor by the date required, it shall be conclusively presumed that such proposed change does not result in a change in Subcontractor's cost or construction time, and all work and materials called for by the proposed change order shall be provided by Subcontractor at no additional cost or delay to Contractor. For changes in the work for which contractual unit prices, if any, do not apply, the Subcontractor shall submit an itemized breakdown of his estimated cost for such changes with the following percentages for overhead and profit combined: Fifteen percent (15%) on work performed by Subcontractor's own forces or by sub-subcontractors and five percent (5%) on work performed on behalf of Subcontractor by a sub-subcontractor.

## 8. TERMINATION, REMEDIES FOR DEFAULT AND ASSIGNMENT OF THE SUBCONTRACT.

8.1. TERMINATION BY THE SUBCONTRACTOR. The Subcontractor may terminate the Subcontract if Contractor fails to pay to Subcontractors any sums due to Subcontractor within forty-five (45) days following the date such sums were due and payable to Subcontractor. Such termination shall only be effective if Subcontractor makes written demand for such payment to Contractor following the expiration of such forty-five (45) day period and Contractor fails to pay all sums then due and payable within ten (10) days following receipt of Subcontractor's demand. In the event of such termination by the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed to date of termination and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery (but not for anticipated profits).

### 8.2. TERMINATION BY THE CONTRACTOR.

8.2.1. If the Subcontractor (i) fails or neglects to carry out the Work in accordance with the Subcontract or otherwise to perform in accordance with this Subcontract; and (ii) fails within thirty-six (36) hours after receipt of notice to correct such default or neglect, the Contractor, in addition to Contractor's remedies under Section 8.3 and 8.4 of this Subcontract, may immediately and without further notice to Subcontractor terminate the Subcontract.

8.2.2. For its convenience, the Contractor shall have the right to terminate this Subcontract for any reason by giving the Subcontractor written notice of termination. Such termination for the Contractor's convenience shall be effective upon Subcontractor's receipt of written notice of such termination. Termination for default, if wrongfully made, shall be treated as a termination for convenience. In the event that the Subcontractor is terminated for the convenience of the Contractor, the Subcontractor shall be paid a pro rata percentage of the Subcontract Sum equal to the percentage of Work in place, less payments theretofore received by the Subcontractor. In no event shall the Subcontractor be entitled to receive payment for anticipated profits for unperformed Work.

8.3. CONTRACTOR'S REMEDIES. Should Subcontractor (a) fail to correct, replace and/or re-execute faulty or defective Work and/or materials furnished under the Subcontract; (b) fail to complete or diligently proceed with the Work in accordance with the agreed upon schedule; (c) fail to correct or repair any damage to the Project caused by the acts or omissions of Subcontractor; or (d) otherwise be in default of any provision of the Subcontract, if such failure or default is not corrected, then Contractor shall have the right to correct, replace or otherwise remedy and such defect, deficiencies or delayed performance by any reasonable and expedient means, including taking over or supplementing Subcontractor's Work and materials and employing such additional labor, equipment and materials as may be necessary to cure the default and achieve compliance with the Subcontract. In such event, Contractor may deduct from any sums due to Subcontractor the cost of performing such work and correcting such deficiencies, plus overhead of fifteen percent (15%) of such cost. If payments then or thereafter due Subcontractor are not sufficient to cover such amount, Subcontractor shall promptly pay the difference to Contractor. The remedies of Contractor under this subparagraph are in addition to any other remedies available to Contractor under the Subcontract or available at law or in equity.

8.4. CONTRACTOR'S ADDITIONAL REMEDIES. Subcontractor shall reimburse Contractor for any loss, damage or extra expense paid or incurred by Contractor which is due to Subcontractor's failure to supply materials, labor, or to properly perform the Work in accordance with the Subcontract Documents. Subcontractor's failure to perform shall include the failure of its lower-tier subcontractors to perform. Subcontractor's liability shall include but not be limited to (1) damages and other delay costs payable by Contractor to the Owner; (2) Contractor's increased costs of performance, such as extended overhead and increased performance costs resulting from Subcontractor-caused delays or improper Subcontractor Work; (3) warranty and rework costs; (4) liability to third parties;

(5) excess reprourement costs; (6) consultants' fees; and (7) attorneys' fees and court costs. Contractor may take over any of Subcontractor's outstanding sub-subcontracts and purchase orders and take possession of all tools, equipment, scaffolds, material and supplies of Subcontractor which are on the Project site, in transit to, or especially manufactured for, the Work for use in completion of the Project. Contractor is hereby granted a lien on all such property to secure Subcontractor's performance under this Subcontract.

Subcontractor shall, upon request of Contractor, execute and deliver to Contractor all documents and take all such steps to effect the legal assignment of Subcontractor's contractual rights under such sub-subcontracts and purchase orders, but Contractor shall not be required to assume any of Subcontractor's outstanding obligations thereunder.

#### 8.5. ASSIGNMENT OF THE SUBCONTRACT.

8.5.1. In the event of termination of the Prime Contract by the Owner, the Contractor may assign this Subcontract to the Owner, with the Owner's agreement, subject to the provisions of the Prime Contract and to the prior rights of the surety, if any, obligated under bonds relating to the Prime Contract.

8.5.2. The Subcontractor shall not assign this Subcontract without the written consent of the Contractor, nor subcontract the whole or any portion of this Subcontract without the written consent of the Contractor.

#### 9. MUTUAL RIGHTS AND RESPONSIBILITIES.

The Contractor and Subcontractor shall be mutually bound by the terms of this Subcontract and, to the extent that provisions of the Prime Contract apply to the Work of the Subcontractor, the Contractor shall assume toward the Subcontractor all obligations and responsibilities that the Owner, under the Prime Contract, assumes toward the Contractor, and the Subcontractor shall assume toward the Contractor all obligations and responsibilities which the Contractor, under the Prime Contract, assumes toward the Owner and the Architect. The Contractor shall have the benefit of all rights, remedies and redress against the Subcontractor which the Owner, under the Prime Contract, has against the Contractor, and the Subcontractor shall have the benefit of all rights, remedies and redress against the Contractor which the Contractor, under the Prime Contract, has against the Owner, insofar as applicable to this Subcontract. Where a provision of the Prime Contract is inconsistent with a provision of this Subcontract, this Subcontract shall govern.

#### 10. PROGRESS PAYMENTS.

##### 10.1. APPLICATIONS FOR PAYMENT.



**SUBCONTRACTOR SHALL SUBMIT ALL REQUISITIONS AND APPLICATIONS FOR PAYMENT FOR PAYMENT PROCESSING TO: ERICKSON CONSTRUCTION, LLC; Michael James 115 Brinton Lake Road, Glen Mills, PA, 19342 OR TO SUCH OTHER ADDRESS AS CONTRACTOR MAY DIRECT.**

10.1.1. Based upon applications for payment submitted to the Contractor by the Subcontractor, corresponding to Applications for Payment submitted by the Contractor to the Owner, and Certificates for Payment issued by the Owner, the Contractor shall make progress payments on account of the Subcontract Sum to the Subcontractor as provided below and elsewhere in the Subcontract. Each application for payment shall be in the form attached hereto as Exhibit D, or such other form as may otherwise be requested by Owner, and must include a Partial Release of Liens in either the form attached hereto as Exhibit E, or such other form as may otherwise be requested by Owner, and with such detail substantiating Subcontractors right to payment.

10.1.2. The period covered by each application for payment submitted by Subcontractor shall be one (1) calendar month ending on the last day of the calendar month. Each application for payment must be based on actual work performed by or under Subcontractor through the 19th day of the month, and the reasonably estimated work to be performed by or under Subcontractor during the balance of the month.

10.1.3. Provided an application for payment is received by the Contractor not later than the 20th day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Owner. Subcontractor's progress payments shall be due and payable within ten (10) working days after the Contractor receives payment for the Subcontractor's Work from the Owner. If the Owner or Architect fails to issue a Certificate for Payment or the Owner fails to pay Contractor for Subcontractor's Work within forty-five (45) days following the applicable Application for Payment, and such failure is not the fault of the Subcontractor or Subcontractor's sub-subcontractors, the Contractor shall pay the Subcontractor, within ten (10) days following demand, a progress payment computed as provided in Section 10.2 of this Subcontract. Notwithstanding the foregoing, payments to Subcontractor may be withheld on account of (i) defective Work not remedied, (ii) claims filed, (iii) damage to Contractor or another subcontractor or (iv) failure to carry out the Work in accordance with the Subcontract.

10.1.4. If an application for payment is received by the Contractor on or after the 21st day of any calendar month, the Subcontractor's Work covered by such application shall be included by the Contractor in the next Application for Payment submitted to the Owner.

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10.1.5. Each application for payment shall be based upon the most recent schedule of values approved by the Contractor in accordance with Section 4.4 of this Subcontract. Applications for payment submitted by the Subcontractor shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Subcontractor's application for payment.

10.1.6. Subcontractor shall pay all claimants for all costs and expenses resulting from the performance of the Work and for all labor and materials used. Subcontractor is liable for and shall hold Contractor and Owner harmless from and indemnify Contractor and Owner for all court costs, attorney's fees and damages resulting from claims by sub-subcontractors and Subcontractor's suppliers and all liens and all claims of persons furnishing material or labor on behalf of Subcontractor in connection with the Work. Subcontractor shall deliver to Contractor with each application for payment recordable affidavits and lien releases or waivers acceptable to Contractor from Subcontractor and Subcontractor's sub-subcontractors and suppliers. In the event any person or entity claiming by, through or under Subcontractor notifies Contractor of any non-payment or seeks to encumber funds held by Contractor and payable to Subcontractor or files a lien or other claim against the Project, or Contractor's interest therein, Subcontractor shall within three (3) days notify Contractor if Subcontractor disputes such claim. If at any time a lien has been filed against Contractor, the Owner, the Project or any sums held by Contractor by any person or entity claiming through Subcontractor, Subcontractor shall, within seven (7) days of receipt of notice of such lien pay the claim and cause the lien to be released or shall file a bond in lieu of the payment of such lien and shall cause the lien to be released from the project.

10.1.7. Notwithstanding the foregoing, if such lien or claim is due solely to sums wrongfully held by Contractor, Subcontractor shall not have any obligation to hold harmless or indemnify Contractor against such lien or claim.

10.2. PROGRESS PAYMENTS. Subject to the provisions of the Subcontract, the amount of each progress payment shall be computed as follows:

10.2.1. Take that portion of the Subcontract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Subcontractor's Work by the share of the total Subcontract Sum allocated to that portion of the Subcontractor's Work in the schedule of values, less that percentage actually retained, if any, from payments to the Contractor on account of the Work of the Subcontractor;

10.2.2. Add that portion of the Subcontract Sum properly allocable to materials and equipment delivered and suitably stored at the site by the Subcontractor for subsequent incorporation in the Subcontractor's Work or, if approved in advance in writing by the Owner, suitably stored off the site at a location agreed upon in writing, less the same percentage retainage required by the Prime Contract to be applied to such materials and equipment in the Contractor's Application for Payment;

10.2.3. Subtract the aggregate of previous payments made by the Contractor; and

10.2.4. Subtract amounts, if any, calculated under Subparagraph 10.2.1 or 10.2.2 which are related to Work of the Subcontractor for which the Architect has withheld or nullified, in whole or in part, a Certificate of Payment for a cause which is the fault of the Subcontractor or Subcontractor's sub-subcontractors.

10.2.5. All periodic payments by Contractor shall be subject to a retainage, to be held by Contractor, of ten percent (10%) of the amount billed by Subcontractor. To the extent approved or permitted by Owner and any lender providing financing for all or any part of the Work, and if Subcontractor is in compliance with the terms of the Subcontract, the aggregate amount of the retainage, subject to offset for defects and deficiencies, shall be reduced to five percent (5%) upon the Work achieving fifty percent (50%) completion and acceptance thereof by Contractor and Owner. No periodic payment by Contractor shall be deemed to constitute acceptance of any faulty or defective Work.

10.3. STORED MATERIALS. Notwithstanding the provisions of Subsection 10.2., payment for stored materials may be conditioned on delivery to the Owner of bills of sale (which shall include a complete description, including photographs, bills of lading, serial numbers, warehouse receipts and/or inventories, as appropriate for Owner to identify the stored materials) and such other procedures satisfactory to Owner to establish the Owner's title and to insure and otherwise protect the Owner's interest in and to such stored materials, unless requested otherwise by Contractor. Subcontractor shall schedule the materials to prevent the arrival of major items well in advance of their incorporation into the improvements.

10.4. SUBSTANTIAL COMPLETION. When the Work or a designated portion thereof is substantially complete in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt application for payment for such Work. Within thirty (30) days following issuance by the Owner of the Certificate for Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Work withheld in accordance with the Certificate of Payment to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's work covered by the Certificate of Payment.

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11. FINAL PAYMENT.

11.1. TIME. Subject to the provisions of Section 10.4, final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Work is fully performed in accordance with the

requirements of the Subcontract, Subcontractor has filed a final application for payment, the Owner has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. If a Certificate for Payment is not issued within forty-five (45) days of Contractor's application for payment, or the Contractor does not receive from the Owner payment within forty-five (45) days of Contractor's application for payment, and such payment is otherwise due to Subcontractor and such failure is not due to any fault of Subcontractor, final payment to the Subcontractor shall be made upon demand.

11.2. LIEN WAIVERS. Final payment shall not be due until Subcontractor has delivered to Contractor a complete, recordable affidavit and release of all liens arising out of this Subcontract, in the form attached hereto as Exhibit F, or such other form as may otherwise be requested by Owner, covering all labor, materials and equipment for which a lien could be filed, or a bond satisfactory to the Contractor indemnifying Contractor and the Project against any and all lien(s). If any lien remains unsatisfied after all payments are made, Subcontractor shall refund to Contractor all monies the latter may be compelled to pay in discharging such lien, including all court costs and expenses and reasonable attorney's fees. The acceptance of final payment shall constitute a release of all claims by Subcontractor except those previously made in writing and identified by Subcontractor as unsettled at the time of the final application for payment.

11.3. EVIDENCE OF PAYMENT. Before issuance of the final payment, the Subcontractor, if required, shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractor's Work have been satisfied.

11.4. SUB-SUBCONTRACTORS AND PROVIDERS. Subcontractor shall keep Contractor informed of all sub-subcontractors, and all materials and/or service providers of any tier who provide materials or service for any part of the Work in excess of One Thousand Dollars (\$1,000.00) by completing, submitting and updating as appropriate Exhibit G attached hereto.

11.5. ADVANCE WAIVER OF LIENS. To the greatest extent permitted by law, Subcontractor hereby waives in advance of any rights Subcontractor may have by statute, law, rule, regulation or otherwise to assert or maintain any lien on the Owner's interest in the property consisting of the Project. This waiver is given knowingly and voluntarily, and after opportunity to consult with Subcontractor's attorney.

12. INSURANCE AND BONDS.



12.1. COVERAGES.

12.1.1. Before the Subcontractor commences any Work pursuant to this Subcontract, the Subcontractor shall obtain and maintain throughout the term of the Subcontract, insurance of the types and in the minimum amounts set forth on Exhibit H. Self-insured retentions and/or deductibles may not be more than Ten Thousand Dollars (\$10,000.00). Acceptance of any insurance by Contractor shall not relieve or decrease the liability of the Subcontractor.

12.1.2. Coverages must be maintained with financially secure insurance companies licensed to do business in the State where the Project is located, have a Best's Guide Rating of not less than A-VI and must otherwise be acceptable to Owner and Contractor. Coverage must be maintained without interruption from date of commencement of the Work until date of final payment, and Contractor, Developer, Owner, and the Operator, their parent and subsidiary companies, together with their employees, officers agents, members and directors shall be named as additional insureds and Lender where required, under Subcontractor's Commercial General Liability policy, Automobile liability policy, Products/Completed Operations Coverage and the Umbrella/Excess Insurance. The additional insured coverage is to be provided by ISO form CG20100704, CG20370704, or equivalent forms, a copy of which will be provided with the certificate of insurance. All such policies shall apply as primary and non-contributory insurance with respect to any other insurance or self-insurance programs afforded to the indemnities and/or additional insured's identified within this Agreement.

12.1.3. Certificates of insurance acceptable to the Contractor, together with all appropriate endorsements, shall be filed with the Contractor prior to commencement of the Subcontractor's Work, and at least ten (10) days prior to the expiration of any policy. These certificates and the insurance policies required by this Article 12 shall contain an endorsement that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the Contractor. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment as required in Article 11. If requested by Contractor, Subcontractor shall provide certified copies of all such policies to Contractor within ten (10) days of such request. Subcontractor must immediately notify Contractor of any reduction or restriction in the required insurance that takes place during the term of the Subcontract, and/or in the event the insurer notifies the Subcontractor of its intent not to renew coverage.

12.1.4. The Contractor shall furnish to the Subcontractor upon demand, satisfactory evidence of insurance required of the Contractor under the Prime Contract.

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12.1.5. If Subcontractor fails to secure and maintain the required insurance, Contractor shall have the right (without any obligation to do so, however) to secure same in the name and for the account of the Subcontractor in which event the Subcontractor shall pay the costs thereof to Contractor upon demand and furnish upon demand all information that may be required in connection therewith..

12.1.6. The insurance provisions of this Subcontract shall not be construed as a limitation on the Subcontract's responsibilities and liabilities pursuant to the terms and conditions of the Subcontract, including, but not limited to, liability for claims in excess of the insurance limits and coverages set forth herein.

12.1.7. The Subcontractor shall not make changes in or allow the required insurance coverages to lapse without the Contractor's prior written approval thereto.

12.2. **WAIVERS OF SUBROGATION.** The Contractor and Subcontractor waive all rights against (1) each other and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, each of the other, and (2) the Owner, Developer, Operator, and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, for damages caused by fire or other perils to the extent covered by property insurance provided under the Prime Contract or other property insurance applicable to the Work, except such rights as they may have to proceeds of such insurance held by the Owner as fiduciary. The Subcontractor shall require of the Subcontractor's sub-subcontractors, agents and employees, by appropriate agreements, written where legally required for validity, similar waivers in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

12.3. The Contractor shall promptly, upon request of the Subcontractor, furnish a copy or permit a copy to be made of any bond covering payment of obligations arising under the Subcontract.

12.4. **Performance Bond and Payment Bond:**


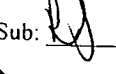
Bond Required for the payment and performance bonds. All bonds must be in the AJA312 format or equal. Cost of bond is on bonding company's invoice at standard rates. **Subcontractor must include the name of the Owner and Lender on all bonds as a dual obligee. Subcontractor can provide this information through a dual obligee rider. Two original copies of all bonds are required and should be forwarded to the Corporate Office located at 991 Corporate Boulevard, Linthicum, MD 21090.**

Unless waived by Contractor in this Subsection 12.4, prior to the commencement of the Work, Subcontractor shall pay for and deliver to Owner acceptable, statutory payment and performance bonds in the full amount of the Subcontract sum issued by a surety acceptable to Owner.

### 13. SETTLEMENT OF DISPUTES.

13.1. In the event of any dispute involving the Work performed or to be performed, Contractor shall issue a decision which shall be followed by Subcontractor, without interruption, deficiency, or delay. If Subcontractor does not agree with such decision, Subcontractor may make a claim under Section 7.3. and the matter shall be resolved as set forth in Article 13.2. or 13.3. as applicable. If the Subcontractor prevails, Subcontractor's sole remedy shall be an equitable adjustment determined as provided in Section 13.2. or 13.3. as applicable. In addition to notice required by Article 9 or the Subcontract Documents, notification of any claim for the equitable adjustment must be asserted in writing not later than ten (10) days after Subcontractor's knowledge of the claim, and if Section 13.2. is applicable, within sufficient time to allow Contractor to give notice to the Owner under the Subcontract Documents.

13.2. In case of any dispute between Contractor and Subcontractor, in any way relating to or arising from any act or omission of the Owner or involving the Subcontract Documents, Subcontractor agrees to be bound to Contractor to the same extent that Contractor is bound to the Owner, by the terms of the Subcontract Documents, and by any and all preliminary and final decisions or determinations made thereunder by the party, board or court so authorized in the Subcontract Documents or by law, whether or not Subcontractor is a party to such proceedings. In case of such dispute, Subcontractor will comply with all provisions of the Subcontract Documents allowing a reasonable time for Contractor to analyze and forward to the Owner any required communications or documentation. Contractor will, at its option, (1) present to the Owner, in Contractor's name, or (2) authorize Subcontractor to present to the Owner, in Contractor's name, all of Subcontractor's claims and answer the Owner's claims involving Subcontractor's Work, whenever Contractor is permitted to do so by the terms of the Subcontract Documents. Contractor will further invoke on behalf of Subcontractor, or allow Subcontractor to invoke, those provisions in the Subcontract Documents for determining disputes. If such dispute is prosecuted or defended by Contractor, Subcontractor, at its own expense, agrees to furnish all documents, statements, witnesses, and other information required by Contractor and to pay or reimburse Contractor for all costs incurred by Contractor in connection with the dispute including attorneys' fees and court costs.

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13.3. To the extent not resolved under Section 13.2 above, any dispute between Contractor and Subcontractor shall, at Contractor's sole option, be decided by litigation. DUE TO THE SPECIALIZED NATURE OF CONSTRUCTION LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY.

14. MISCELLANEOUS PROVISIONS.

14.1. GENERAL CONDITIONS. Where reference is made in this Agreement to a provision of the General Conditions or another Subcontract Document, the reference refers to that provision as expressly amended or supplemented by other provisions of the Subcontract Documents.

14.2. MERIT SHOP. The Subcontractor acknowledges that this Project is being built as a "Merit Shop" project, and therefore is not under jurisdiction of union work rules. The Subcontractor agrees to comply with the work rules as established by Contractor, and not to interfere with the employees or work of Contractor or other subcontractors and suppliers involved with this Project. Failure to comply with this provision may result in termination of the Subcontract at the sole discretion of Contractor.

14.3. PRIVACY. Until Subcontractor's obligations under this Subcontract are completely fulfilled, Subcontractor agrees not to perform any Work directly for the Owner or deal directly with the Owner's representatives in connection with the Project, unless otherwise directed in writing by Contractor. All Work for this Project performed by Subcontractor shall be processed and handled exclusively by Contractor.

14.4. VEHICLES. All vehicles are to be operated in accordance with the traffic and parking rules and regulations of the Operator and the Contractor. Violation of these rules may result in the vehicle being towed at the owner's expense, and the vehicle and operator being banned from the site. All workers authorized to park within the site must obtain parking passes from the Contractor's office and must display the parking passes whenever the vehicle is on the site. Subcontractor's employees, agents and sub-subcontractors may park vehicles only in areas on or off-site as designated for parking by Owner or Contractor.

14.5. RESIDENTS OF RETIREMENT COMMUNITY. The safety and protection of the residents of the Project is of paramount importance to the Contractor. Subcontractor, its workers, suppliers, and sub-subcontractors must adhere to all traffic regulations, noise restrictions, and other safety standards established by the Contractor and the Operator. Residents of the Project must be treated with courtesy and respect at all times. In the event that the buildings are occupied while the Subcontractor is performing work on the Project, all courtesy is to be extended to the residents and precautions taken to avoid any disruption or inconvenience during this usage.

14.6. SIGNS. No signs may be placed on any portion of the site and/or building without written permission of Owner.

14.7. COMMUNICATIONS. It is agreed and understood that all communications by or through Subcontractor to the Architect, Engineer, Owner, Developer or any representative thereof shall be made through Contractor.

14.8. EXAMINATION OF PRIOR WORK. Subcontractor shall carefully examine the work of others which may affect the Work and shall notify Contractor in writing, completely detailing and supporting any apparent deficiencies therein before performing the Work; otherwise, such other Work shall be deemed acceptable to Subcontractor and Subcontractor shall be deemed to have waived all claims with respect thereto.

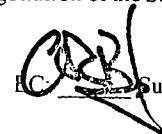
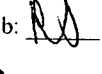
14.9. INVALIDITY. If any provision of the Subcontract is found to be invalid, unenforceable or unlawful, such provision shall be enforced in such manner as shall most nearly affect the intent of the parties and yet conform to the law applicable thereto and the remainder of the Subcontract Documents shall remain in full force and effect.

14.10. NOTICES. Except as stated in Section 10.1 of this Agreement, all notices, requests, approvals and other communications required or permitted to be delivered under the Subcontract must be in writing and shall be effective upon: (a) the date of delivery if hand-delivered to the other party or forwarded by facsimile to a number provided and authorized for delivery of notices by the receiving party; (b) the date of transmission if sent by telegram; (c) the date after mailing if sent by overnight commercial carrier; or (d) three (3) business days after mailing if sent by U.S. mail. Except for the use of facsimiles, if permitted, all notices must be sent to the addresses listed in the introductory paragraph of this Agreement, or to such other address as may be expressly designated in writing by either party as the correct address for notices, requests, approvals and other communications.

14.11. INDEPENDENT CONTRACTOR. Subcontractor is an independent contractor and hereby assumes all of the rights, duties, obligations and liabilities thereby arising.

14.12. WAIVER. Any failure by Contractor at any time or from time to time to enforce or require the strict performance of any of the terms or conditions hereof shall not affect or impair Contractor's right to at any time thereafter avail itself of the remedies available for the subsequent breach of such terms or conditions.

14.13. GOVERNING LAW. The Subcontract shall be governed by the law of the State in which the Project is located. No presumption shall be deemed to exist in favor of or against either party as a result of the preparation and/or negotiation of the Subcontract.

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The Subcontract and Subcontract Documents are subject to the Contract between the Owner and Contractor, the General Conditions, and the Additional Supplementary General Conditions.

14.14. EQUAL OPPORTUNITY. Subcontractor agrees not to discriminate against any employee or applicant for employment because of race, religion, sex, handicap or national origin.

14.15. CONTRACTOR AND SUBCONTRACTOR PAYMENT ACT. Duties and obligations imposed by the Contract Documents and the rights and remedies available there under shall be in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available at law or in equity. Notwithstanding the foregoing, Subcontractor, Contractor and Owner agree that this Agreement shall govern Owner's payment obligations to Contractor and Contractor's payments to Subcontractor and shall control over any contrary or additional obligations or requirements issued by the Pennsylvania Contractor and Subcontractor Payment Act, 73 P.S. §502 et seq. (the "Payment Act"), including but not limited to requirements in the Payment Act for certain notices to Subcontractor and imposing certain limitations, interest, penalties, and attorneys fees. To the greatest extent permitted by law, Subcontractor, Contractor and Owner waive the provisions of the Payment Act as it may relate to this Agreement, the Work or any additional work performed by Subcontractor or Contractor with respect to the Project

14.16. EXHIBITS. The following exhibits are attached hereto:

Exhibit A - Drawing Log  
Exhibit B - Scope  
Exhibit C - SOV  
Exhibit D - Pay Application  
Exhibit E - Partial Release  
Exhibit F - Final Release  
Exhibit G - Vendor List  
Exhibit H, Sched B - Insurance Requirements Sched. B  
Exhibit I - Payment Bond  
Exhibit J - Performance Bond

This Agreement entered into as of the day and year first written above.

WITNESS:

CONTRACTOR  
ERICKSON CONSTRUCTION, LLC

By:

George Brown  
Vice President of Construction

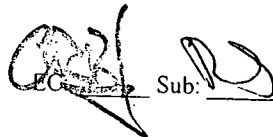
Dated: 04-01-08

SUBCONTRACTOR

By:

Building Systems  
Mr. Ronald Goltz  
President



Dated: 3-19-08

Sub: 

**EXHIBIT "A"**  
**CONTRACT DOCUMENTS**



<b><u>Drawing Number</u></b>	<b><u>Description</u></b>	<b><u>Date</u></b>
MSK-1	Extent of Fire Wrap on Unit Diffusers	12/20/2007
RG 00.00A	Phase 1 Plan Index Sheet - Volume 1 of 2	12/03/2007
RG 00.00B	Phase 1 Plan Index Sheet - Volume 2 of 2	12/03/2007
RG 00.01	Phase 1 Basement & First Floor Code Analysis	12/03/2007
RG 00.02	Phase 1 Second & Third Floor Code	12/03/2007
RG 00.03	Phase 1 Code Analysis	12/03/2007
RG 00.04	Phase 1 UL Design Details	12/03/2007
RG 00.05	Phase 1 UL Design Details	12/03/2007
RG 00.06	Phase 1 UL Design Details	12/03/2007
RG 20.11	Layout Plan	12/03/2007
RG 20.12	Grading & Drainage Plan	12/03/2007
RG 20.13	Planting Plan	12/03/2007
RG 20.14	Lighting Plan	12/03/2007
RG 20.15	Site Details	12/03/2007
RG 20.16	Site Details	12/03/2007
RG 30.01	Phase 1 Basement Floor Plan	12/03/2007
RG 30.11	Phase 1 First Floor Plan	12/03/2007
RG 30.21	Phase 1 Second Floor Plan	12/03/2007
RG 30.31	Phase 1 Third Floor Plan	12/03/2007
RG 30.41	Phase 1 Attic Floor Plan	12/03/2007
RG 30.51	Phase 1 Roof Plan	12/03/2007
RG 30.60	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.61	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.62	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.63	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.70	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.71	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.72	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.73	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.74	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.75	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.80	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.81	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.82	Phase 1 Second Floor Enlarged Plan	12/03/2007

RG 30.83	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.84	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.85	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 31.01	Phase 1 Building Elevations	12/03/2007
RG 31.02	Phase 1 Courtyard Elevations	12/03/2007
RG 32.01	Phase 1 Building Sections	12/03/2007
RG 32.02	Phase 1 Building Sections	12/03/2007
RG 33.01	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.02	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.03	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.04	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.05	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.06	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.07	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.08	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.09	Phase 1 Porte Cochere	12/03/2007
RG 33.10	Phase 1 Porte Cochere & Porch	12/03/2007
RG 33.11	Phase 1 Loading Dock	12/03/2007
RG 33.12	Phase 1 Shaft Sections	12/03/2007
RG 33.13	Phase 1 Shaft Sections	12/03/2007
RG 33.14	Phase 1 Shaft Sections	12/03/2007
RG 33.15	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.21	Phase 1 Wall Details	12/03/2007
RG 33.22	Phase 1 Wall, Roof, Stair & Porte Cochere Details	12/03/2007
RG 33.23	Phase 1 Wall & Roof Details	12/03/2007
RG 33.24	Phase 1 Wall & Roof Details	12/03/2007
RG 33.31	Phase 1 Plan Details	12/03/2007
RG 33.32	Phase 1 Plan Details	12/03/2007
RG 34.01	Phase 1 Stair & Elevator Sections	12/03/2007
RG 34.02	Phase 1 Stair & Elevator Sections & Details	12/03/2007
RG 35.01	Phase 1 Partition Schedules & Details	12/03/2007
RG 35.02	Phase 1 Door Schedule	12/03/2007
RG 35.03	Phase 1 Door Schedule	12/03/2007
RG 35.04	Phase 1 Door, Window, & Louver Types	12/03/2007
RG 35.05	Phase 1 Window & Louver Details	12/03/2007
RG 35.06	Phase 1 Window, Door, & Storefront Details	12/03/2007
RG 36.01	Phase 1 Interior Elevations	12/03/2007
RG 36.02	Phase 1 Interior Elevations	12/03/2007
RG 36.03	Phase 1 Interior Elevations	12/03/2007
RG 36.11	Phase 1 Corridor Elevations	12/03/2007

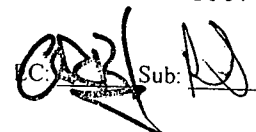
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RG 36.12	Phase 1 Corridor Elevations	12/03/2007
RG 36.21	Phase 1 Casework Details	12/03/2007
RG 36.22	Phase 1 Casework Details	12/03/2007
RG 38.01	Phase 1 Basement Reflected Ceiling Plan	12/03/2007
RG 38.11	Phase 1 First Floor Reflected Ceiling Plan	12/03/2007
RG 38.21	Phase 1 Second Floor Reflected Ceiling Plan	12/03/2007
RG 38.31	Phase 1 Third Floor Reflected Ceiling Plan	12/03/2007
RG 39.01	Phase 1 Basement Signage Plan	12/03/2007
RG 39.11	Phase 1 First Floor Signage Plan	12/03/2007
RG 39.21	Phase 1 Second Floor Signage Plan	12/03/2007
RG 39.31	Phase 1 Third Floor Signage Plan	12/03/2007
RG 40.01	Phase 1 Basement Floor Finish Extent Plan	12/03/2007
RG 40.11	Phase 1 First Floor Finish Extent Plan	12/03/2007
RG 40.21	Phase 1 Second Floor Finish Extent Plan	12/03/2007
RG 40.31	Phase 1 Third Floor Finish Extent Plan	12/03/2007
RG 45.01	Phase 1 Finish Key & Schedule	12/03/2007
RG 45.02	Phase 1 Finish Schedule	12/03/2007
RG 46.01	Phase 1 Floor Finish Details	12/03/2007
RG 46.02	Phase 1 Floor Finish Details	12/03/2007
RG 46.03	Phase 1 Floor Finish Details	12/03/2007
RG 46.04	Phase 1 Finish Elevations	12/03/2007
RG 46.05	Phase 1 Finish Elevations	12/03/2007
RG 46.06	Phase 1 Finish Elevations	12/03/2007
RG 46.07	Phase 1 Finish Elevations	12/03/2007
RG 49.01	Phase 1 Basement Floor Furniture Plan	12/03/2007
RG 49.11	Phase 1 1st Floor Furniture Plan	12/03/2007
RG 49.21	Phase 1 2nd Floor Furniture Plan	12/03/2007
RG 49.31	Phase 1 3rd Floor Furniture Plan	12/03/2007
RG 50.01	Food Service Equipment Floor Plan	12/03/2007
RG 50.02	Food Service Equipment Plumbing Plan	12/03/2007
RG 50.03	Food Service Equipment Electrical Plan	12/03/2007
RG 50.04	Food Service Equipment Ventilation Plan	12/03/2007
RG 50.05	Food Service Equipment Special Conditions Plan	12/03/2007
RG 50.06	Food Service Equipment Details and Elevations	12/03/2007
RG 50.07	Food Service Equipment Details and Elevations	12/03/2007
RG 50.08	Food Service Equipment Details and Elevations	12/03/2007
RG 50.09	Food Service Equipment Details and Elevations	12/03/2007
RG 60.01	Phase 1 Foundation Plan	12/03/2007
RG 60.11	Phase 1 1st Floor Framing Plan	12/03/2007
RG 60.21	Phase 1 2nd Floor / Low Roof Framing Plan	12/03/2007

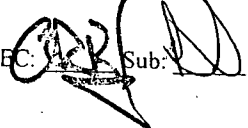
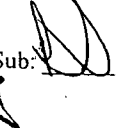
RG 60.31	Phase 1 3rd Floor / Low Roof Framing Plan	12/03/2007
RG 60.41	Phase 1 Roof Framing Plan	12/03/2007
RG 61.01	Foundation Details	12/03/2007
RG 61.02	Foundation Sections	12/03/2007
RG 62.01	Framing Details	12/03/2007
RG 62.02	Framing Sections	12/03/2007
RG 62.03	Framing Sections and Truss Configurations	12/03/2007
RG 63.01	General Notes and Schedules	12/03/2007
RG 70.00	Plumbing Cover Sheet	12/03/2007
RG 70.01	Phase 1 Foundation Plumbing Plan	12/03/2007
RG 70.02	Phase 1 Basement Plumbing Plan	12/03/2007
RG 70.11	Phase 1 First Floor Plumbing Plan	12/03/2007
RG 70.21	Phase 1 Second Floor Plumbing Plan	12/03/2007
RG 70.31	Phase 1 Third Floor Plumbing Plan	12/03/2007
RG 70.41	Phase 1 Attic Plumbing Plan	12/03/2007
RG 71.01	Phase 1 Main Mechanical Room Plumbing Plan	12/03/2007
RG 71.02	Phase 1 Laundry Plumbing Plan	12/03/2007
RG 71.03	Phase 1 Kitchen Plumbing Plan	12/03/2007
RG 71.11	Phase 1 Partial PLMG Plan - 1st Floor Core Support	12/03/2007
RG 71.12	Phase 1 Partial PLMG Plan - 1st Floor Wing A	12/03/2007
RG 71.13	Phase 1 Partial PLMG Plan - 1st Floor Wing B	12/03/2007
RG 71.14	Phase 1 Partial PLMG Plan - 1st Floor Wings C & D	12/03/2007
RG 71.15	Phase 1 Partial PLMG Plan - 1st Floor Comm. Bldg	12/03/2007
RG 71.21	Phase 1 Partial PLMG Plan - 2nd Floor Core Support	12/03/2007
RG 71.22	Phase 1 Partial PLMG Plan - 2nd Floor Wing A	12/03/2007
RG 71.23	Phase 1 Partial PLMG Plan - 2nd Floor Wing B	12/03/2007
RG 71.24	Phase 1 Partial PLMG Plan - 2nd Floor Wings C & D	12/03/2007
RG 71.25	Phase 1 Partial PLMG Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 71.31	Phase 1 Partial PLMG Plan - 3rd Floor Core Support	12/03/2007
RG 71.32	Phase 1 Partial PLMG Plan - 3rd Floor Wing A	12/03/2007
RG 71.33	Phase 1 Partial PLMG Plan - 3rd Floor Wing B	12/03/2007
RG 71.34	Phase 1 Partial PLMG Plan - 3rd Floor Wings C & D	12/03/2007
RG 72.01	Plumbing Details	12/03/2007
RG 72.02	Plumbing Details	12/03/2007
RG 73.01	Plumbing Risers (Sanitary)	12/03/2007
RG 73.02	Plumbing Risers (Sanitary)	12/03/2007
RG 73.03	Plumbing Riser Sheet (Domestic Water)	12/03/2007
RG 73.04	Plumbing Riser Sheet	12/03/2007
RG 73.05	Plumbing Risers Sheet	12/03/2007
RG 73.06	Plumbing Risers (Fire & Gas)	12/03/2007

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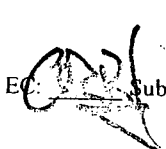
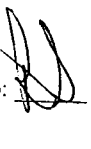
RG 74.01	Plumbing Schedule	12/03/2007
RG 80.00	Mechanical Cover Sheet	12/03/2007
RG 80.01	Phase 1 Basement Mechanical Plan	12/03/2007
RG 80.11	Phase 1 First Floor Mechanical Plan	12/03/2007
RG 80.21	Phase 1 Second Floor Mechanical Plan	12/03/2007
RG 80.31	Phase 1 Third Floor Mechanical Plan	12/03/2007
RG 80.41	Phase 1 Attic Mechanical Plan	12/03/2007
RG 81.01	Phase 1 Main Mechanical Room - Mechanical Plan	12/03/2007
RG 81.02	Phase 1 Laundry Mechanical Plan	12/03/2007
RG 81.03	Phase 1 Kitchen Mechanical Plan	12/03/2007
RG 81.04	Phase 1 Basement General Space Mechanical Plan	12/03/2007
RG 81.11	Phase 1 Partial MECH Plan - 1st Floor Core Support	12/03/2007
RG 81.12	Phase 1 Partial MECH Plan - 1st Floor Wing A	12/03/2007
RG 81.13	Phase 1 Partial MECH Plan - 1st Floor Wing B	12/03/2007
RG 81.14	Phase 1 Partial MECH Plan - 1st Floor Wings C & D	12/03/2007
RG 81.15	Phase 1 Partial MECH Plan - 1st Floor Comm. Bldg	12/03/2007
RG 81.21	Phase 1 Partial MECH Plan - 2nd Floor Core Support	12/03/2007
RG 81.22	Phase 1 Partial MECH Plan - 2nd Floor Wing A	12/03/2007
RG 81.23	Phase 1 Partial MECH Plan - 2nd Floor Wing B	12/03/2007
RG 81.24	Phase 1 Partial MECH Plan - 2nd Floor Wings C & D	12/03/2007
RG 81.25	Phase 1 Partial MECH Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 81.31	Phase 1 Partial MECH Plan - 3rd Floor Core Support	12/03/2007
RG 81.32	Phase 1 Partial MECH Plan - 3rd Floor Wing A	12/03/2007
RG 81.33	Phase 1 Partial MECH Plan - 3rd Floor Wing B	12/03/2007
RG 81.34	Phase 1 Partial MECH Plan - 3rd Floor Wings C & D	12/03/2007
RG 82.01	Mechanical Details	12/03/2007
RG 82.02	Mechanical Details	12/03/2007
RG 82.03	Mechanical Details	12/03/2007
RG 82.04	Mechanical Details	12/03/2007
RG 82.05	Mechanical Sections	12/03/2007
RG 83.01	Mechanical Schematic Diagrams	12/03/2007
RG 83.02	Mechanical Duct Risers	12/03/2007
RG 83.03	Mechanical Piping Risers	12/03/2007
RG 84.01	Mechanical Schedules	12/03/2007
RG 90.00	Electrical Cover Sheet	12/03/2007
RG 90.01	Phase 1 Basement Lighting Plan	12/03/2007
RG 90.02	Phase 1 Basement Power Plan	12/03/2007
RG 90.11	Phase 1 First Floor Lighting Plan	12/03/2007
RG 90.12	Phase 1 First Floor Power Plan	12/03/2007
RG 90.21	Phase 1 Second Floor Lighting Plan	12/03/2007

Sub: 

RG 90.22	Phase 1 Second Floor Power Plan	12/03/2007
RG 90.31	Phase 1 Third Floor Lighting Plan	12/03/2007
RG 90.32	Phase 1 Third Floor Power Plan	12/03/2007
RG 90.41	Phase 1 Attic Electrical Plan	12/03/2007
RG 91.01	Phase 1 Main Mechanical Room Electrical Plan	12/03/2007
RG 91.02	Phase 1 Kitchen Electrical Plan	12/03/2007
RG 91.03	Phase 1 Laundry Room & Basement Elec. Room Plans	12/03/2007
RG 91.04	Phase 1 Pantry Electrical & Mechanical Room Plans	12/03/2007
RG 93.01	Electrical Riser Diagram	12/03/2007
RG 93.02	Fire Alarm Riser Diagram	12/03/2007
RG 94.01	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.02	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.03	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.04	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.05	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.06	Phase 1 Electrical Panel Schedules	12/03/2007
RG 95.01	Telecommunications Voice & Data Riser Diagrams	12/03/2007
RG 95.02	Telecommunications CATV & CCTV Riser Diagram	12/03/2007
RG 95.03	Telecommunications Intercom CCTV & Audio Diagrams	12/03/2007
RG 96.01	Phase 1 Unit Electrical Plans	12/03/2007
RG 97.01	Phase 1 Special Systems Basement Plan	12/03/2007
RG 97.11	Phase 1 Special Systems First Floor Plan	12/03/2007
RG 97.21	Phase 1 Special Systems Second Floor Plan	12/03/2007
RG 97.31	Phase 1 Special Systems Third Floor Plan	12/03/2007
RG 98.01	Maris Grove 1st Floor Nurse Call / Dementia	12/03/2007
RG 98.01	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Maris Grove 2nd Floor Nurse Call	12/03/2007
RG 98.03	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.03	Maris Grove 3rd Floor Nurse Call	12/03/2007
RG 98.04	Maris Grove Basement Central Equipment	12/03/2007
RG 98.04	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.05	Maris Grove 1st Floor Wireless	12/03/2007
RG 98.05	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.06	Maris Grove 2nd Floor Wireless	12/03/2007
RG 98.06	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.07	Integrated Health Monitoring System -	12/03/2007
RG 98.07	Maris Grove 3rd Floor Wireless	12/03/2007
RG 99.01	Maris Grove Basement	12/03/2007
RG 99.01	Departure Alert & Access Control Systems -	12/03/2007

EC:  Sub: 

RG 99.02	Departure Alert & Access Control Systems -	12/03/2007
RG 99.02	Maris Grove First Floor	12/03/2007
RG 99.03	Departure Alert & Access Control Systems -	12/03/2007
RG 99.03	Maris Grove Second Floor	12/03/2007
RG 99.04	Departure Alert & Access Control Systems -	12/03/2007
RG 99.04	Maris Grove Third Floor	12/03/2007
RG 99.05	Departure Alert & Access Control Systems	12/03/2007
Specs Modifications	Modifications to Specifications	12/20/2007
Specs Project Manual	Landscape Specifications	12/03/2007
Specs Volume I	Divisions 1-14	12/03/2007
Specs Volume II	Divisions 15-16	12/03/2007

EC:  Sub: 



**EXHIBIT "B"**

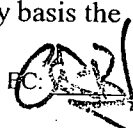
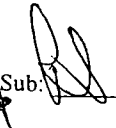
**SUBCONTRACTOR SCOPE OF WORK**

**MARIS GROVE  
RENAISSANCE GARDENS 1.0**

The subcontractor (BUILDING SYSTEMS) shall provide all materials, labor, equipment, tools, shop drawings, submittals, transportation, taxes, insurance, support functions, and any other items or services necessary for and reasonably incidental to the proper execution of the work, to complete the masonry work for the Maris Grove Renaissance Gardens 1.0 project in accordance with the Drawings and Specifications prepared by Wallace Roberts & Todd LLC dated 12/3/2007 in general, Specification Section 04200 (Unit Masonry), 04435 (Decorative Precast Concrete), 04720 (Cast Stone) in particular, and in compliance with all applicable codes and regulations. The work shall include, but is not limited to the following:

1. The subcontractor shall furnish and install in accordance with the plans and specifications the following:
  - All brick veneer, including cast stone and smooth face block.
  - All above and below grade CMU walls, including grout fill.
  - All joint reinforcing in masonry.
  - Building wrap, 15# felt paper (excluding roof).
  - Brick ties with neoprene gaskets.
  - 5oz copper flashing in brick system.
  - Pea Gravel for mortar drainage at wall cavity.
  - Colored mortar as specified.
  - All weeps and drips as specified.
  - All reinforcing steel with in masonry.
  - All required masonry ties.
2. Install all items furnished by others which are embed in CMU walls before grouting, including masonry lintels, bolts, plates, and any other items.
3. Promptly remove any mortar droppings that fall on finish work such as, but not limited to, concrete slabs, doors, door frames, windows, window frames, glass, etc. Do not allow mortar droppings to accumulate on top of flashing between brick face and CMU so as to retard the flow of water through weeps. Clean mortar out of cavities and cavity walls.
4. This subcontractor is responsible for furnishing, installing, and maintaining the safe integrity of the scaffolding for the duration it is erected. This subcontractor is responsible for promptly removing the scaffolding as directed by Erickson Construction, LLC. This subcontractor must provide and identify a "competent erection person". No deviations from the above will be accepted or tolerated.
5. During inclement weather, cover all CMU units to prevent saturation.
6. Furnish and install rigid insulation at exterior walls where required.

7. Furnish and install all masonry work at Porte Cochere, Ref. dwgs. RG 33.09 & 33.10
8. Furnish and install dampproofing where shown and in accordance with the plans and specifications.
9. All required parging of masonry wall in accordance with the plans and specifications is included.
10. If window templates are supplied by Erickson Construction, LLC, the Subcontractor shall relocate them as necessary to properly complete the masonry work.
11. Clean and wash down all brickwork upon completion of each section to allow dismantling of scaffolding or the continuation of other trades that the wash down may impede.
12. All work must be completed in strict compliance with the codes, standards, and tolerances as defined in the applicable specification sections.
13. Cold weather protection, heat and temporary enclosures are excluded.
14. Provide labor and materials necessary to complete the masonry portion of any mock-up panels required by the Owner and/or Architect.
15. Furnish, install, and maintain leading edge safety railing as necessary.
16. Protect all materials and equipment from grout or mortar overspill.
17. Subcontractor must have a valid Concord Township contractor license.
18. Work hours for all trades will only be permitted on Monday thru Friday from 7:05am to 5:00pm. All Saturday, Sunday, and work after 5:00pm must be pre-approved by Erickson Construction, LLC during the week prior to when the work is to be performed.
19. Subcontractor must properly coordinate all field activities with the appropriate Erickson Construction, LLC Project Superintendent.
20. Subcontractor shall work Saturdays at no additional cost to make-up for lost days due to inclement weather. Other unforeseeable conditions, or scheduling dictations are to be based on a per item basis.
21. Authorized representatives of the subcontractor must attend weekly progress meetings held at the jobsite. Subcontractor's representatives must be familiar with the project and authorized to conclude matters relating to the work.
22. Subcontractor must provide full-time, English speaking, on-site supervision at all times during their work.
23. Complete all work in accordance with schedules provided by Erickson Construction, LLC.
24. Material Storage: All material must be stored in an area designated by the Project Superintendent and in such a manner that does not create a safety hazard to any structure or personnel. Subcontractor is responsible for any damage caused by improper materials stocking. Excess material and equipment must be removed in a timely manner.
25. Clean-Up: Subcontractor is responsible for the daily cleanup and disposal of all trash generated by their activities to a dumpster provided by Erickson Construction, LLC. On a daily basis the

EC:  Sub: 

Subcontractor must promptly remove their trash and leave the work area broom clean. The Subcontractor shall have sufficient labor on site to keep their work areas clean and orderly on a daily basis so as to allow other trades access and to maintain a safe working environment.



26. Subcontractor shall provide all necessary manpower and equipment to receive, unload, store-on-site, stock, hoist, and lift all materials furnished and/or installed by this Subcontractor.
27. All delivery and freight costs to the jobsite are included.
28. All applicable sales taxes are included.
29. Subcontractor is to adhere to Erickson Construction's Smoking Policy; that is, smoking of or carrying lit tobacco products within or on all Erickson Construction, LLC structures under construction is banned.
30. Subcontractor shall coordinate the location of cranes, delivery vehicles, other equipment and materials with the Erickson Construction, LLC Project Superintendent.
31. Subcontractor understands all construction vehicles and employees must use only the designated construction entrances located at Brinton Lake Rd. off of Rte. 1 and park only in designated areas. No construction traffic will be allowed to exit or enter off of Evergreen Dr. /Main Entrance. Exiting left onto Brinton Lake Road from the jobsite or entering right onto the job site off of Brinton Lake Road will never be allowed. Any subcontractor owned vehicle, subcontractor employee vehicles, subcontractor equipment, subcontractor's tier subcontractors and/or suppliers exiting or entering the job site other than as stipulated above will result in a minimum fine of \$500.00 per occurrence to Subcontractor. The fine amount will be deducted from the contract between Erickson Construction and Subcontractor via change order each month.
32. This subcontractor is to provide adequate and proper safety protection for its personnel and equipment and shall strictly comply with all the rules and regulations of the Federal Occupational Safety and Health Act, all other applicable health and safety laws and regulations, and of the Erickson Construction Safety Program. Hard hats, thick soled shoes (not sneakers), full length pants and shirts are to be worn by all personnel employed on the job by this Subcontractor at all times. Payments may be withheld in the form of fines for violations. Accidents to personnel of this Subcontractor, no matter how minor, will be promptly reported in detail to the Project Superintendent and/or site safety officer within twenty four (24) hours of the incident. Photographs must be taken by the Subcontractor of the accident location and copies of those and all applicable hospital reports must be submitted. Fines levied by Erickson Construction, LLC due to acts of this Subcontractor for failure to comply with the safety regulations and requirements of OSHA and all other applicable health and safety laws and regulations, will be paid by this Subcontractor or deducted from its Subcontract amount as described elsewhere in the Subcontract. This Subcontractor and its sub-subcontractors may be required to provide a copy of its Safety Program to the Project Superintendent prior to commencing work at the project site. No cost extras or time extensions will be recognized for failure to meet the requirement.
33. The dedication plaque is included in this scope of work. (engraving details provided by Erickson Construction).
34. The add alternate of 12" CMU grouted solid and parged in lieu of concrete foundation walls at all 4" SOG @ elevation 402.00' will be accepted for the sum of \$ 40,800.00

END OF EXHIBIT 'B'

## EXHIBIT "C"

### SUBCONTRACTOR SCHEDULE OF VALUES

1. Subcontractor agrees to perform the Work in accordance with the terms and provisions of the Subcontract and in accordance with the Contract Documents. Subcontractor shall perform the Work as detailed and in accordance with the Subcontract Analysis for the sum of \$649,800.00.

EG:  Sub: 

**Exhibit "D.1"**  
**Instructions for "Exhibit D"**

Subcontractors/Suppliers shall submit attached Application and Certificate for Payment (Exhibit D) for payment processing to:

**ERICKSON CONSTRUCTION, L.L.C.**  
**115 Brinton Lake Road**  
**Glen Mills, PA, 19342**

**ATTN: Project Manager, Michael James**

Your application for payment, using the attached Application and Certificate for Payment (Exhibit D) form, must be fully completed, and must be in our office at the above address *no later than the 20<sup>th</sup> of the month.*

If your Application and Certificate for Payment is not fully completed and received in our office, at the above address *by the 20<sup>th</sup> of the month*, your payment will be delayed until the following months payment cycle.

BC  Sub: 

**EXHIBIT "D"**  
**APPLICATION AND CERTIFICATE FOR PAYMENT**

TO: **ERICKSON CONSTRUCTION, LLC.**  
703 Maiden Choice Lane  
Baltimore, MD 21228

DATE:

FROM: Building Systems

PROJECT: 512EC10  
JOB: Maris Grove Renaissance Gardens  
APPLICANT NO.:  
PERIOD TO:

1. Original Contract Amount	\$
2. Change Orders Issued to Date (Thru C.O. # ____)	\$
3. Contract Sum to Date (Line 1+2)	\$
4. Total Completed & Stored to Date	\$
5. Less Retainage (____ %)	\$
6. Total Earned to Date Less Retainage (Line 4-5)	\$
7. Less Previous Requisitions	\$
8. Payment Due This Period (Line 6-7)	\$

**SUBCONTRACTORS AFFIDAVIT & RELEASE OF LIEN:**

The undersigned Subcontractor certifies; (i) that the work for which this payment request is being submitted has been completed in accordance with the Contract Documents; (ii) that it has paid its employees, sub-subcontractors, and material suppliers for all work and material for which Erickson Construction has paid previous requests for payment; (iii) that the amount of this invoice is due.

CONTRACTOR: By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Officer, General Partner, or Owner)

**Note:** Payment will be made for only those costs which are included as part of the Original Contract amount or for which a Change Order has been issued by Erickson Construction L.L.C. Please provide a list of any outstanding claims for additional costs or pending extras.

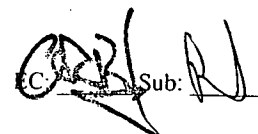
**NOTES:**

**TO BE COMPLETED BY PROJECT MANAGER**

RETAINAGE RELEASE	\$
PROGRESS BILLING	\$
RETAINAGE HELD	\$
TOTAL AMOUNT DUE	\$
PROJECT NUMBER	512EC10
COST CODE #	48400-042000
APPROVED BY	_____
APPROVED DATE	_____

FINAL PAYMENT	
PUNCH LIST COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
WARRANTY COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
ATTIC STOCK DELIVERED	<input type="checkbox"/> YES <input type="checkbox"/> NO
O&M (CLOSEOUT BOOK -DEL)	<input type="checkbox"/> YES <input type="checkbox"/> NO
CHANGE ORDERS COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO

FOR ACCOUNTING USE ONLY	
DATE RECEIVED	_____
REVIEWED BY	_____

Sub: 

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**

The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and must be in our office at the above address no later than the last day of the month.

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**







**EXHIBIT "G1"**  
**Instructions for Exhibit "G"**

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Accounts Payable Clerk**

**EXHIBIT G – VENDOR/TEIR SUBCONTRACTOR LIST**

The attached Vendor/Tier Subcontractor List (Exhibit G) from must be fully completed, properly executed by authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized and must be in our office at the above address no later than the 20<sup>th</sup> day of the month.

If you Vendor/Tier Subcontractor list (Exhibit G) is not fully executed and received on a timely basis, i.e. no later that the 20<sup>th</sup> day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

EC.  Sub: 

## EXHIBIT "G"

### Vendor/Tier Subcontractor List

Please identify below on the spaces provided the names of all tier subcontractors and/or vendors who will supply materials and/or services whose value will exceed \$1,000.00 to the referenced project, the contact person, addresses and telephone numbers for each.


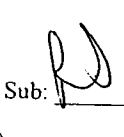
Company Name	<u>New Holland Concrete</u>
Contact	<u>Paul Hartline</u>
Address	<u>New Holland, PA 17508</u>
Telephone	<u>717-354-1039</u>
Fax	<u>717-354-1039</u>
Company Name	<u>Huston Clay Products</u>
Contact	<u>Bill Gentile</u>
Address	<u>3700 Terwood Rd. Willow Grove, PA 19090</u>
Telephone	<u>300-220-1677</u>
Fax	<u>215-659-6965</u>
Company Name	<u>Dixie Brick</u>
Contact	<u>Mike Clements</u>
Address	<u>PO Box 130 Collingswood, NJ 08108</u>
Telephone	<u>215-982-3029</u>
Fax	<u>856-858-6969</u>
Company Name	<u>Delaware Valley Concrete</u>
Contact	<u>Dispatch</u>
Address	<u>PO Box 957, Hottel PA 19040</u>
Telephone	<u>215-695-8900</u>
Fax	<u>215-449-8326</u>
Company Name	<u>Dan Rite Sand</u>
Contact	<u>Dispatch</u>
Address	<u>515 E. Grand Ave. Linden NJ 08360</u>
Telephone	<u>856-825-9900</u>
Fax	<u>856-692-1105</u>
Company Name	<u>Quikrete</u>
Contact	<u>Dispatch</u>
Address	<u>PO Box 930134, Atlanta, GA 30354</u>
Telephone	<u>856-768-6642</u>
Fax	<u>856-768-6798</u>
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____

## EXHIBIT "H" Schedule B INSURANCE

Subcontractor shall obtain insurance of the types and in the amounts described below:

TYPE OF COVERAGE	AMOUNT OF COVERAGE (LIMITS)
<u>AD.1 Worker's Compensation</u>  <u>Employer's Liability</u>	<p style="text-align: center;">Statutory Limits (set by states)</p> <p>Bodily Injury by Accident = \$100,000. Ea. Accident  Bodily Injury by Disease = \$500,000. Policy Limit  Bodily Injury by Disease = \$100,000. Ea. Employee</p>
<u>AD.2 Commercial General Liability:</u> written on ISO occurrence form and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).  <u>The policy must not be limited by Residential construction exclusions that are applicable to the work performed under this agreement.</u>	<p style="text-align: center;"><u>Occurrence Form, minimum required limits:</u></p> <p>General Aggregate Limit (other than Products/Completed Operations): \$1,000,000.  Products/Completed Operations Aggregate Limit: \$1,000,000.  Each Occurrence Limit: \$1,000,000.  Personal Injury &amp; Advertising Injury Limit: \$1,000,000.  Contractual Liability: \$1,000,000.</p>
<u>AD.3 Business Auto Liability:</u> covering any automobile, including hired and non-owned auto's	<p style="text-align: center;">Minimum required limits:</p> <p>Bodily Injury Each Person: \$1,000,000.  Bodily Injury Each Accident: \$1,000,000.  Property Damage Each Accident: \$1,000,000.  Or, \$1,000,000. combined bodily injury and property damage each accident limit for all of the above</p>
<u>AD.4 Commercial Umbrella Insurance Policy:</u> or Excess Liability coverage applicable to Employers Liability, General Liability, and Automobile Liability and meeting at least the same coverage requirements under each as stated above.	<p style="text-align: center;"><u>Occurrence Form, minimum required limits:</u></p> <p>\$4,000,000. each occurrence  \$4,000,000. aggregate</p>
<u>AD.5 Property Insurance:</u> covering all personal property including rented, leased or borrowed tools and equipment brought on site by Subcontractor. Subcontractor hereby waives all right of recovery against Contractor, its parent company, Owner, and Operator for loss or damage to such property however caused.	<p>Replacement Cost or Actual Cash Value</p>

(\*Refer to Article 12.1.2 for additional insured requirements.)

 Sub: 

## **EXHIBIT "I"**

### **Payment Bond**

#### **AIA Document A312 – Electronic Format**

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.

**EXHIBIT "J"**

**Performance Bond**

**AIA Document A312 – Electronic Format**

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.

EC:  SDB: 

## Bond Information

In order for your surety to complete the Payment and Performance Bond (see Section 12.4 and Exhibits "I" and "J" of your contract), you will need to provide the following additional information:

For the purposes of the bond itself, the "Owner" name on page 1 for both the Performance Bond and Payment Bond should read:

Erickson Construction, LLC  
703 Maiden Choice Road  
Baltimore, MD 21228

For the purposes of the Dual Obligatee Rider, the following should be used:

Owner

Concord Campus, LP  
701 Maiden Choice Lane  
Baltimore, MD 21228

Lender

PNC Bank, NA  
2 Hopkins Plaza  
P.O. Box 1477  
Baltimore, MD 21201

**EXHIBIT "E"**  
**CONTRACTORS, SUBCONTRACTORS AND SUPPLIER**  
**PARTIAL RELEASE OF LIENS**

STATE OF:

COUNTY OF:

Original Contract Amount:	\$	_____
Approved Change Orders:	\$	_____
Adjusted Contract Amount	\$	_____
Completed to Date:	\$	_____
Retention:	\$	_____
Total Earned (Less Retention):	\$	_____
Previous Payments:	\$	_____
Current Payment:	\$	_____
Contract Balance:	\$	_____

TO: CHICAGO TITLE INSURANCE COMPANY (Title Insurer)  
\_\_\_\_ (Lender)  
\_\_\_\_ (Owner)  
\_\_\_\_ (Contractor)

The UNDERSIGNED being duly sworn states that he is the \_\_\_\_\_ (title)  
of \_\_\_\_\_ (firm) who has a contract with \_\_\_\_\_  
for furnishing \_\_\_\_\_ for the improvements being erected on  
real estate known and identified as Maris Grove Renaissance Gardens 1.0 located in \_\_\_\_\_  
County, State of \_\_\_\_\_ and owned by \_\_\_\_\_.

The UNDERSIGNED, for and in consideration of the sum of \_\_\_\_\_  
(\$ \_\_\_\_\_) in payment of invoice or application dated \_\_\_\_\_ and other good and  
valuable consideration, the receipt of which is hereby acknowledged, does hereby waive and release any and all liens or  
claims of right of lien on the aforementioned property and improvements thereon, and on monies or other consideration due or  
to become due on account of labor or services, materials, fixtures or apparatus heretofore furnished, prior to  
\_\_\_\_\_, 20\_\_\_\_, except for the retention stated above.

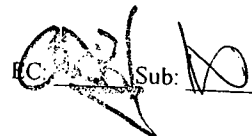
The UNDERSIGNED, respectfully warrants that the contract status set forth above is an accurate statement, and no  
other sums are claimed, that all laborers, subcontractors, and suppliers employed by him have been paid all sums previously  
due and all current sums due out of this payment and that none of such laborers, subcontractors or suppliers is or will be  
entitled to claim or assert any claim against the above described real estate or the improvements thereon for labor or materials  
furnished to or for the account of the undersigned. (Upon request, the undersigned shall list the name of each of his  
subcontractors, and suppliers, with contract and payment status, on CTI form F-3926 - Contractors and Subcontractors  
Affidavit, attach same hereto and upon request furnish waivers from said parties).

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ Contractor/Supplier/Subcontractor

\_\_\_\_\_  
Signature & Title (Must be an Officer)

Signed and sworn to before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public Signature

Sub: 

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**

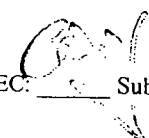
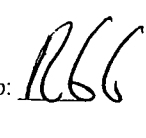
The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and must be in our office at the above address no later than the last day of the month.

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**

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## SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR

THIS SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR (this "Agreement") is made as of 03/06/2008 by and between ERICKSON CONSTRUCTION, LLC (the "Contractor"), having an address of 703 Maiden Choice Road, Baltimore, Maryland 21228, Attn: Michael James; and Building Systems (the "Subcontractor"), having an address of 131 Wallace Avenue, Downingtown, PA, 19335.

### RECITALS

A. The Contractor has made a contract for construction dated as of 02/13/2008 (the "Prime Contract") with Concord Campus, LP (the "Owner"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228. A copy of the Prime Contract containing all provisions applicable to Subcontractor shall be made available to the Subcontractor, upon request, in Contractor's general offices.

B. The Prime Contract is for the provision of labor, materials and services in connection with the construction of Maris Grove Renaissance Gardens I.O, 115 Brinton Lake Road, being part of a project known as Maris Grove, located in Glen Mills, PA (the "Project").

C. The Architect for the Work (as such term is defined in Section 2.1 below) is Wallace Roberts & Todd, LLC (the "Architect"), having an address of 1700 Market Street, Philadelphia, PA, 19103.

D. The Developer of the Project is Erickson Retirement Communities, LLC (the "Developer"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.

E. The Operator of the Project is Maris Grove Inc. (the "Operator"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.

NOW THEREFORE, for good and adequate consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor hereby agrees to hire the Subcontractor to perform the Work, and the Subcontractor hereby agrees to perform the Work, on the terms and conditions hereinafter set forth in this Subcontract.

### 1. THE SUBCONTRACT DOCUMENTS.

1.1. The Subcontract Documents consist of (1) this Subcontract; (2) provisions of the Prime Contract applicable to the Work, (including all General Conditions to the Prime Contract, and all Drawings and Specifications, as such terms are defined in the Prime Contract); (3) other documents listed in Section 1.2 below; and (4) modifications to this Subcontract issued after execution of this Subcontract. To the extent any terms of this Subcontract are in conflict with the terms of the Prime Contract, the terms of this Subcontract shall control. The Subcontract Documents form the Subcontract, and are as fully a part of this Subcontract as if attached to this Subcontract or repeated herein. The Subcontract represents the entire and integrated Subcontract between the parties hereto and supersedes all prior negotiations, representations or Subcontracts, either written or oral. All initially capitalized terms used herein, unless otherwise defined in this Subcontract, shall have the meanings given such terms in the Prime Contract.

1.2. To the extent not listed directly above, the Subcontract Documents, except for Modifications issued after execution of this Subcontract, are enumerated as follows: (on Exhibit A attached hereto)



### 2. THE WORK OF THIS SUBCONTRACT.

2.1. The term "Work" shall mean and refer to all labor, supervision, materials and services scaffolding, tools, equipment, supplies, hoisting, vertical transportation and all other things necessary for the construction and completion of the work described in Exhibit B and work incidental thereto, in strict accordance and full compliance with the terms of the Subcontract Documents (which are hereby incorporated by reference) and this Subcontract and to the satisfaction of Contractor and the Owner.

2.2. The Subcontractor shall execute the Work described below (or if noted below, on Exhibit B attached hereto), including but not limited to, all labor, materials, equipment, services and other items required to complete such portion of the Work, except to the extent specifically indicated in the Subcontract to be the responsibility, of others:

- Exhibit B, Description of work, attached.
- The Work consists of Masonry Contract (Sub).

2.3. Subcontractor shall carefully examine the Subcontract Documents and shall promptly notify Contractor in writing of any deficiencies, discrepancies, ambiguities or errors before proceeding with the Work.

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2.4 Subcontractor represents that it is fully qualified to perform this Subcontract, and acknowledges that, prior to the execution of this Subcontract, it has (a) by its own independent investigation ascertained (i) the Work required by this Subcontract, (ii) the conditions involved in performing the Work, and (iii) the obligations of this Subcontract and the Contract Documents; and (b) verified all information furnished by Contractor or others satisfying itself as to the correctness and accuracy of that information. Any failure by Subcontractor to investigate independently and become fully informed will not relieve Subcontractor from its responsibilities hereunder.

3. CONSTRUCTION SCHEDULE.

3.1. DATE OF COMMENCEMENT. The date of commencement shall be the date of this Subcontract, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Contractor:

Date of Commencement: 03/03/2008

3.1.1. From time to time throughout the term of this Subcontract, the Contractor shall provide the Subcontractor with copies of the Contractor's construction schedule and schedule of submittals, together with such additional scheduling details as will enable the Subcontractor to plan and perform the Work properly. The Subcontractor shall be notified promptly of subsequent changes in the construction and submittal schedules and additional scheduling details.

3.1.2. If requested by Contractor, Subcontractor shall submit detailed schedules for performance of the Subcontract, in a form acceptable to Contractor, which shall comply with all scheduling requirements of the Subcontract Documents. Contractor may from time to time, at its sole discretion, direct Subcontractor to make reasonable modifications and revisions in such schedules.

3.1.3. Subcontractor will proceed with the Work in a prompt and diligent manner, in accordance with Contractor's schedules as reasonably amended from time to time. Subcontractor shall be liable to Contractor for failure to adhere to Contractor's construction schedules including amendments even if such schedules differ from schedules set forth in the Subcontract Documents or the time of completion called for by the Subcontract Documents.

3.1.4. Subcontractor shall be entitled to additional compensation for compliance with schedule amendments or damages for delay only to the extent the Subcontract Documents entitle Contractor to damages or to a contract adjustment increasing the price of the Prime Contract.

3.2. SUBMITTALS. Subcontractor shall make all submittals required by this Subcontract, including shop drawings, test reports, and certificates, within seven (7) days following the Date of Commencement. Subcontractor must revise and resubmit any submittals within seven (7) days after such items are returned to Subcontractor for correction.

3.3. SUBSTANTIAL COMPLETION.

3.3.1. The Project shall be substantially completed not later than 05/04/2009, ("Substantial Completion") subject to adjustments as provided in the Subcontract Documents (see Exhibit B attached hereto for details). Subcontractor must complete its Work on the Project in the necessary time sequence to assure that the Project, including the Work and the work of Contractor and all other subcontractor's on the Project, is substantially completed by the date listed above in this Section 3.3.1.

3.4. TIME IS OF THE ESSENCE. Time is of the essence of this Subcontract, subject to any applicable notice and cure periods provided in the Subcontract.

4. SUBCONTRACT SUM.

4.1. SUBCONTRACT SUM. The Contractor shall pay the Subcontractor in current funds for performance of the Subcontract the Subcontract Sum of six hundred forty-nine thousand eight hundred Dollars and zero Cents (\$649,800.00) subject to additions and deductions as provided in the Subcontract.

4.2. ALTERNATES.

4.2.1. The Subcontract Sum includes the following alternates, (or if noted below, as set forth on Exhibit C attached hereto), if any, which are described in the Subcontract and have been accepted by the Owner and the Contractor:

    X     See Exhibit C attached.

           Alternates are included in Exhibit C attached:

4.2.2. Contractor reserves the right to have Subcontractor provide the following alternates (or, if noted, as set forth on Exhibit C attached hereto, which alternates are not included in the Subcontract Sum.

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  X   See Exhibit C attached.

           Reserved Alternates are defined in Exhibit C attached:

4.3. UNIT PRICES. Unit prices, if any (inclusive of overhead and prices), are as follows (or, if noted, as set forth on Exhibit C attached hereto):

  X   See Exhibit C attached.

           Unit Prices are detailed in Exhibit C attached:

4.4. ESTIMATED COST OF THE WORK. The schedule of values breakdown of the amount of the Subcontract Sum is attached hereto as Exhibit C, unless noted otherwise below in this Section 4.4. The schedule of values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract. If the Schedule of Values is not attached hereto, Subcontractor shall submit to Contractor the Schedule of Values in form similar to AIA G703 format within ten (10.) days of request of Contractor for Contractor's approval. When approved, the Schedule of Values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract.

  X   Estimated Cost of Work is not attached hereto.

## 5. CONTRACTOR.

### 5.1. SERVICES PROVIDED BY THE CONTRACTOR.

5.1.1. The Contractor shall provide suitable areas for storage of the Subcontractor's materials and equipment during the course of the Work, to the extent such areas are readily available, from time to time.

5.1.2. If Contractor has available and Subcontractor elects to use Contractor's equipment or facilities, an agreed price in writing must be made before such use. Subcontractor shall make its own determination before commencing to use such equipment or facilities that such equipment or facilities are adequate and safe for the Work to be performed. Such equipment and facilities shall be accepted by Subcontractor in "AS-IS" condition without warranty or representation by Contractor as to their condition or adequacy to perform the respective function. Subcontractor agrees that all personnel operating or using such equipment or facilities shall be qualified and properly trained in the operation and use of such equipment or facilities. Subcontractor agrees to return the equipment and facilities to Contractor at the conclusion of the use in as good a condition as received. In the event that any such equipment is damaged while in the possession of Subcontractor, Contractor shall be entitled to exercise Contractor's remedies under Section 8.3 of this Agreement.

## 6. SUBCONTRACTOR.

6.1. LICENSE. The Subcontractor represents to Contractor that Subcontractor is duly licensed to perform the Work in the jurisdiction where the Project is located. Subcontractor represents that Subcontractor's License Number is 93-2092353, Registration Number                     , and Sales or Tax Registration Number is 33-2092353, and that all such licenses and registrations shall be maintained in full force and effect throughout the term of Subcontractor's obligations under the Subcontract, including any warranty obligations.

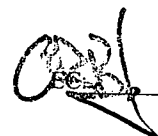
### 6.2. EXECUTION AND PROGRESS OF THE WORK.

6.2.1. The Subcontractor shall cooperate with the Contractor in scheduling and performing the Subcontractor's Work to avoid conflict, delay in or interference with the work of the Contractor, other subcontractors or Owner's own forces. Subcontractor is obligated to assure that all workmen of Subcontractor work in harmony with all other workmen on the Project.

6.2.2. The Subcontractor shall promptly submit Shop Drawings, Product Data, Samples and similar submittals required by the Subcontract with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Contractor or other subcontractors.

6.2.3. The Subcontractor shall furnish to the Contractor periodic progress reports on the Work of this Subcontract upon request of Contractor, including information on the status of materials and equipment which may be in the course of preparation or manufacture.

6.2.4. The Subcontractor shall complete all of its work in a good and workmanlike manner. The Subcontractor agrees that the Owner will have the authority to reject Work which does not conform to the Prime Contract or to the Subcontract. The Subcontractor shall, at Subcontractor's cost, replace or, if approved by the Owner, repair any defective work and repeat tests as necessary, at Subcontractor's cost, until all Work is proven satisfactory.

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6.2.5. The Subcontractor shall, at Subcontractor's sole cost and expense, supply adequate tools and equipment, and shall also at all times supply and promptly pay for a sufficient number of properly skilled workmen and for a sufficient amount of materials and supplies of proper quality to prosecute efficiently and promptly the Work in accordance with the requirements of the Subcontract and in accordance with a mutually agreed upon schedule. Subcontractor hereby acknowledges that the Project will be built on an accelerated basis and Subcontractor acknowledges that it has taken such accelerated schedule into account for meeting the requirements of this Subcontract. If, in Contractor's reasonable opinion, Subcontractor fails to maintain the progress of its Work in accordance with the agreed upon schedule, Contractor may require Subcontractor to accelerate Subcontractor's performance by use of overtime work, work on Saturdays, Sundays, and Holidays, all without additional compensation, if, in the reasonable opinion of Contractor, such additional work is necessary to maintain proper progress of Subcontractor's Work. Upon request of Contractor, Subcontractor shall submit evidence satisfactory to Contractor evidencing the Subcontractor's ability to comply with the agreed upon schedule. No overtime or charges for an accelerated Construction Schedule shall be paid by Contractor unless specifically agreed to in writing by an executive officer of Contractor before the overtime is performed.

6.2.6. The Subcontractor shall take necessary precautions to protect the work of other subcontractors from damage caused by operations by the Subcontractor. Subcontractor shall be responsible for and protect the Work in place from the elements and all other causes of damage until completion and final acceptance by Contractor and shall adequately store and protect its own materials and materials furnished it by Owner, Contractor and other suppliers. Subcontractor will use without unreasonable waste any materials or equipment furnished by the Owner, Contractor or other suppliers and will pay for any damage to such material or equipment sustained during Subcontractor's use or possession.

6.2.7. Subcontractor shall install all necessary equipment and materials in the necessary time sequence, (except at scheduled temporary omissions and leapfrog areas), and prior to close-in of any area so as to maintain the progress of the Work and the Project and eliminate any rework to install materials or equipment out of sequence. The Subcontractor shall bear any cost related to installation of materials or equipment that is installed out of sequence, unless such out of sequence work is directed or authorized in writing by Contractor. The Subcontractor shall participate in the preparation of coordinated drawings in areas of congestion, specifically noting and advising the Contractor of potential conflicts between the Work of the Subcontractor, the Contractor, and other subcontractors or the Owner's own forces. Subcontractor shall be represented on the Project while the Work is in progress by a competent full-time supervisor satisfactory to Contractor.

6.2.8. Should Subcontractor's performance of the Work be delayed by any acts of Contractor, Contractor's other contractors or Contractor's suppliers, Subcontractor shall receive an equitable extension of time for the performance of the Work, but shall not be entitled to any increase in the Subcontract Sum or to damages or additional compensation as a consequence of such delays, and Subcontractor hereby waives any claim for any such increase, damages or additional compensation.

6.2.9. Subcontractor shall complete all Work in accordance with the mutually agreed upon schedule. No extensions of time or provision for additional costs will be allowed for weather related delays unless Subcontractor submits in writing within seven (7) days from the date incurred, a claim for delay resulting from inclement weather. Contractor may, in its sole discretion, approve or disapprove a claim for delay.

6.3. LAWS, PERMITS, FEES AND NOTICES.

6.3.1. The Subcontractor shall provide all notices and comply with all Federal, state or local laws, ordinances, building codes, rules, regulations and orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract.

6.3.2. Subcontractor shall be liable to Contractor, Developer, Operator and the Owner for all loss, cost and expense attributable to any acts of commission or omission by Subcontractor, its employees and agents, and lower-tier subcontractors resulting from failure to comply with any Federal, state or local laws, building codes, ordinances or regulations including, but not limited to, any fines, penalties or corrective measures.

6.3.3. Except as otherwise provided by the Subcontract Documents, Subcontractor agrees to pay, comply with, and hold Contractor, Developer and Operator harmless from all social security, state unemployment, welfare fees, and all other Federal, State and local taxes (including sales and use taxes) and fees of every nature applicable to the Work including penalties or any interest.

6.4. SAFETY PRECAUTIONS AND PROCEDURES.

6.4.1. The Subcontractor shall take all appropriate precautions with respect to performance of this Subcontract, shall comply with safety measures initiated by the Owner or the Contractor, and shall comply with all applicable laws, ordinances, rules, regulations and orders of public authorities for the safety of persons or property. The Subcontractor shall report to the Contractor within twenty-four (24) hours an injury to any employee or agent of the Subcontractor which occurred at the site. Subcontractor shall be solely responsible for providing a safe place to work for its agents, employees and sub-subcontractors. Subcontractor shall implement and enforce a health and safety program for its employees and sub-subcontractors on the site, which program shall be at least as effective as the Health

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and Safety Program of Contractor. Subcontractor's employees and sub-subcontractors on the site shall obey the directives of Contractor's Project Manager, Superintendent and Safety Director. All of Subcontractor's employees, agents and contractors must attend the safety

meetings held by Contractor's Safety Director, or, in lieu of such attendance, Subcontractor must provide to Contractor the minutes and attendance of all safety meetings conducted by Subcontractor, within two (2) days following the completion of such safety meetings.

6.4.2. If hazardous substances of a type of which an employer is required by law to notify its employees are being used on the site by the Subcontractor, the Subcontractor's sub-subcontractors, or anyone directly or indirectly employed by them, the Subcontractor shall, at least three (3) days before bringing such substances onto the Site, provide Contractor with a materials data sheet for such substances, and give written notice of the chemical composition of such substances to Contractor. Subcontractor will comply with all laws regarding Subcontractor's use and handling of such hazardous substances by Subcontractor or Subcontractor's sub-subcontractors, agents and employees.

6.4.3. Contractor reserves the right to require Subcontractor to perform from time to time, at Subcontractor's cost, drug testing of all or any of Subcontractor's agents, employees and sub-subcontractors. Such testing must be done with testing companies selected or approved by Contractor. Subcontractor must prohibit from the Work Site any persons that test positively for drug use. Contractor shall be entitled to prohibit from the site any persons that Contractor deems to be disruptive to the smooth construction of the Project.

6.5. **CLEANING UP.** The Subcontractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations performed under this Subcontract. Subcontractor shall at all times keep the Subcontractor's work area; keep the premises free from rubbish, debris and waste and surplus materials resulting from its operations; and shall turn over the work area in such condition as to permit the next succeeding work to be commenced without further cleaning. If Subcontractor fails to comply with the provisions of this Section, Contractor shall have the right itself or through others to perform such cleaning and to charge the cost thereof to Subcontractor, plus overhead charges of twenty-five percent (25%), provided the Subcontractor is given a twenty-four (24) hour written notice of such delinquency and fails to remedy same. Subcontractor shall not damage the work of others by its performance of its obligations under the Subcontract and shall indemnify Contractor for damage caused by Subcontractor or its agents to the work of Contractor, and other contractors, including court costs and attorney's fees.

6.6. **WARRANTY.** In addition to any product warranties required by the Subcontract, the Subcontractor warrants to Contractor that all material and equipment incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defect and in conformance with the Prime Contract and the Subcontract. All Work not conforming to these requirements may be considered defective. Subcontractor shall, promptly upon request of Contractor, furnish all labor, materials and supervision necessary to correct or replace any defective or nonconforming Work and any damage caused by such defect or fault, at no cost to Contractor or Owner, for a period of one (1) year from the date of Final Payment, except for latent defects, which shall be for a period of six (6) months following the discovery of such latent defect. This warranty shall run to and be enforceable by Owner, Contractor, and their successors and assigns. This warranty shall be in addition to and not in limitation of any other warranty or remedy provided by law or by the Subcontract.

6.7. **INDEMNIFICATION.** To the fullest extent permitted by law, the Subcontractor shall indemnify, defend and hold harmless the Owner, Contractor, Operator, Developer, their respective parent and subsidiaries, and their respective agents, officers, employees, members and directors of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent or intentional acts or omissions of the Subcontractor, the Subcontractor's sub-subcontractors, materialmen or suppliers, anyone directly or indirectly employed by them or anyone for whose acts they may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 6.7.

**7. CHANGES IN THE WORK.**

7.1. **CONTRACTOR CHANGES.** Contractor may at any time make changes in the Work either:

(a) By written change order signed by Contractor and Subcontractor prior to commencement specifying the changes to be made and the increase or decrease in the Subcontract Sum and extension of time, if any; or

(b) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that an equitable adjustment in the Subcontract Sum will be made, based on the time and materials to perform such changes; or

(c) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that the Subcontract Sum shall be adjusted based on actual costs of performing such changes based on time and materials, plus a fixed fee, to be set in such change order.

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7.2. OBLIGATION TO PROCEED. Subcontractor shall proceed with the changes ordered so as not to delay the Work. In the event Contractor changes the Work pursuant to 7.1(b) above, Subcontractor shall file with Contractor within seven (7) days from the

date of such order Subcontractor's written itemized estimate for the cost of performing the changes to be made. If mutual agreement on the cost is reached, Subcontractor and Contractor will execute a written change order executed by the authorized officers or designees of

Contractor and Subcontractor. If mutual agreement cannot be reached and the changes are required by Contractor, the Work shall proceed and Subcontractor shall be entitled to a reasonable adjustment in the Subcontract sum and in the time for performance of the work to the extent such adjustments are focused by the Contractor's written change order. If the extra Work or changes are required by Contractor, Subcontractor does not waive its right by proceeding under protest provided it so notifies Contractor in writing within five (5) days from submittal of the itemized estimate referred to above.

7.3. COST AND TIME. Subcontractor shall respond to a proposed change within seven (7) days of request by Contractor. In the event that a Subcontractor change order response is not delivered to the Contractor by the date required, it shall be conclusively presumed that such proposed change does not result in a change in Subcontractor's cost or construction time, and all work and materials called for by the proposed change order shall be provided by Subcontractor at no additional cost or delay to Contractor. For changes in the work for which contractual unit prices, if any, do not apply, the Subcontractor shall submit an itemized breakdown of his estimated cost for such changes with the following percentages for overhead and profit combined: Fifteen percent (15%) on work performed by Subcontractor's own forces or by sub-subcontractors and five percent (5%) on work performed on behalf of Subcontractor by a sub-subcontractor.

## 8. TERMINATION, REMEDIES FOR DEFAULT AND ASSIGNMENT OF THE SUBCONTRACT.

8.1. TERMINATION BY THE SUBCONTRACTOR. The Subcontractor may terminate the Subcontract if Contractor fails to pay to Subcontractors any sums due to Subcontractor within forty-five (45) days following the date such sums were due and payable to Subcontractor. Such termination shall only be effective if Subcontractor makes written demand for such payment to Contractor following the expiration of such forty-five (45) day period and Contractor fails to pay all sums then due and payable within ten (10) days following receipt of Subcontractor's demand. In the event of such termination by the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed to date of termination and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery (but not for anticipated profits).

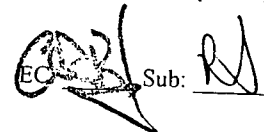
### 8.2. TERMINATION BY THE CONTRACTOR.

8.2.1. If the Subcontractor (i) fails or neglects to carry out the Work in accordance with the Subcontract or otherwise to perform in accordance with this Subcontract; and (ii) fails within thirty-six (36) hours after receipt of notice to correct such default or neglect, the Contractor, in addition to Contractor's remedies under Section 8.3 and 8.4 of this Subcontract, may immediately and without further notice to Subcontractor terminate the Subcontract.

8.2.2. For its convenience, the Contractor shall have the right to terminate this Subcontract for any reason by giving the Subcontractor written notice of termination. Such termination for the Contractor's convenience shall be effective upon Subcontractor's receipt of written notice of such termination. Termination for default, if wrongfully made, shall be treated as a termination for convenience. In the event that the Subcontractor is terminated for the convenience of the Contractor, the Subcontractor shall be paid a pro rata percentage of the Subcontract Sum equal to the percentage of Work in place, less payments theretofore received by the Subcontractor. In no event shall the Subcontractor be entitled to receive payment for anticipated profits for unperformed Work.

8.3. CONTRACTOR'S REMEDIES. Should Subcontractor (a) fail to correct, replace and/or re-execute faulty or defective Work and/or materials furnished under the Subcontract; (b) fail to complete or diligently proceed with the Work in accordance with the agreed upon schedule; (c) fail to correct or repair any damage to the Project caused by the acts or omissions of Subcontractor; or (d) otherwise be in default of any provision of the Subcontract, if such failure or default is not corrected, then Contractor shall have the right to correct, replace or otherwise remedy and such defect, deficiencies or delayed performance by any reasonable and expedient means, including taking over or supplementing Subcontractor's Work and materials and employing such additional labor, equipment and materials as may be necessary to cure the default and achieve compliance with the Subcontract. In such event, Contractor may deduct from any sums due to Subcontractor the cost of performing such work and correcting such deficiencies, plus overhead of fifteen percent (15%) of such cost. If payments then or thereafter due Subcontractor are not sufficient to cover such amount, Subcontractor shall promptly pay the difference to Contractor. The remedies of Contractor under this subparagraph are in addition to any other remedies available to Contractor under the Subcontract or available at law or in equity.

8.4. CONTRACTOR'S ADDITIONAL REMEDIES. Subcontractor shall reimburse Contractor for any loss, damage or extra expense paid or incurred by Contractor which is due to Subcontractor's failure to supply materials, labor, or to properly perform the Work in accordance with the Subcontractor Documents. Subcontractor's failure to perform shall include the failure of its lower-tier subcontractors to perform. Subcontractor's liability shall include but not be limited to (1) damages and other delay costs payable by Contractor to the Owner; (2) Contractor's increased costs of performance, such as extended overhead and increased performance costs resulting from Subcontractor-caused delays or improper Subcontractor Work; (3) warranty and rework costs; (4) liability to third parties;

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(5) excess reprocurement costs; (6) consultants' fees; and (7) attorneys' fees and court costs. Contractor may take over any of Subcontractor's outstanding sub-subcontracts and purchase orders and take possession of all tools, equipment, scaffolds, material and supplies of Subcontractor which are on the Project site, in transit to, or especially manufactured for, the Work for use in completion of the Project. Contractor is hereby granted a lien on all such property to secure Subcontractor's performance under this Subcontract.

Subcontractor shall, upon request of Contractor, execute and deliver to Contractor all documents and take all such steps to effect the legal assignment of Subcontractor's contractual rights under such sub-subcontracts and purchase orders, but Contractor shall not be required to assume any of Subcontractor's outstanding obligations thereunder.

#### 8.5. ASSIGNMENT OF THE SUBCONTRACT.

8.5.1. In the event of termination of the Prime Contract by the Owner, the Contractor may assign this Subcontract to the Owner, with the Owner's agreement, subject to the provisions of the Prime Contract and to the prior rights of the surety, if any, obligated under bonds relating to the Prime Contract.

8.5.2. The Subcontractor shall not assign this Subcontract without the written consent of the Contractor, nor subcontract the whole or any portion of this Subcontract without the written consent of the Contractor.

#### 9. MUTUAL RIGHTS AND RESPONSIBILITIES.

The Contractor and Subcontractor shall be mutually bound by the terms of this Subcontract and, to the extent that provisions of the Prime Contract apply to the Work of the Subcontractor, the Contractor shall assume toward the Subcontractor all obligations and responsibilities that the Owner, under the Prime Contract, assumes toward the Contractor, and the Subcontractor shall assume toward the Contractor all obligations and responsibilities which the Contractor, under the Prime Contract, assumes toward the Owner and the Architect. The Contractor shall have the benefit of all rights, remedies and redress against the Subcontractor which the Owner, under the Prime Contract, has against the Contractor, and the Subcontractor shall have the benefit of all rights, remedies and redress against the Contractor which the Contractor, under the Prime Contract, has against the Owner, insofar as applicable to this Subcontract. Where a provision of the Prime Contract is inconsistent with a provision of this Subcontract, this Subcontract shall govern.

#### 10. PROGRESS PAYMENTS.

##### 10.1. APPLICATIONS FOR PAYMENT.



**SUBCONTRACTOR SHALL SUBMIT ALL REQUISITIONS AND APPLICATIONS FOR PAYMENT FOR PAYMENT PROCESSING TO: ERICKSON CONSTRUCTION, LLC; Michael James 115 Brinton Lake Road, Glen Mills, PA, 19342 OR TO SUCH OTHER ADDRESS AS CONTRACTOR MAY DIRECT.**

10.1.1. Based upon applications for payment submitted to the Contractor by the Subcontractor, corresponding to Applications for Payment submitted by the Contractor to the Owner, and Certificates for Payment issued by the Owner, the Contractor shall make progress payments on account of the Subcontract Sum to the Subcontractor as provided below and elsewhere in the Subcontract. Each application for payment shall be in the form attached hereto as Exhibit D, or such other form as may otherwise be requested by Owner, and must include a Partial Release of Liens in either the form attached hereto as Exhibit E, or such other form as may otherwise be requested by Owner, and with such detail substantiating Subcontractors right to payment.

10.1.2. The period covered by each application for payment submitted by Subcontractor shall be one (1) calendar month ending on the last day of the calendar month. Each application for payment must be based on actual work performed by or under Subcontractor through the 19th day of the month, and the reasonably estimated work to be performed by or under Subcontractor during the balance of the month.

10.1.3. Provided an application for payment is received by the Contractor not later than the 20th day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Owner. Subcontractor's progress payments shall be due and payable within ten (10) working days after the Contractor receives payment for the Subcontractor's Work from the Owner. If the Owner or Architect fails to issue a Certificate for Payment or the Owner fails to pay Contractor for Subcontractor's sub-subcontractors, the Contractor shall pay the Subcontractor, within ten (10) days following demand, a progress payment computed as provided in Section 10.2 of this Subcontract. Notwithstanding the foregoing, payments to Subcontractor may be withheld on account of (i) defective Work not remedied, (ii) claims filed, (iii) damage to Contractor or another subcontractor or (iv) failure to carry out the Work in accordance with the Subcontract.

10.1.4. If an application for payment is received by the Contractor on or after the 21st day of any calendar month, the Subcontractor's Work covered by such application shall be included by the Contractor in the next Application for Payment submitted to the Owner.

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10.1.5. Each application for payment shall be based upon the most recent schedule of values approved by the Contractor in accordance with Section 4.4 of this Subcontract. Applications for payment submitted by the Subcontractor shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Subcontractor's application for payment.

10.1.6. Subcontractor shall pay all claimants for all costs and expenses resulting from the performance of the Work and for all labor and materials used. Subcontractor is liable for and shall hold Contractor and Owner harmless from and indemnify Contractor and Owner for all court costs, attorney's fees and damages resulting from claims by sub-subcontractors and Subcontractor's suppliers and all liens and all claims of persons furnishing material or labor on behalf of Subcontractor in connection with the Work. Subcontractor shall deliver to Contractor with each application for payment recordable affidavits and lien releases or waivers acceptable to Contractor from Subcontractor and Subcontractor's sub-subcontractors and suppliers. In the event any person or entity claiming by, through or under Subcontractor notifies Contractor of any non-payment or seeks to encumber funds held by Contractor and payable to Subcontractor or files a lien or other claim against the Project, or Contractor's interest therein, Subcontractor shall within three (3) days notify Contractor if Subcontractor disputes such claim. If at any time a lien has been filed against Contractor, the Owner, the Project or any sums held by Contractor by any person or entity claiming through Subcontractor, Subcontractor shall, within seven (7) days of receipt of notice of such lien pay the claim and cause the lien to be released or shall file a bond in lieu of the payment of such lien and shall cause the lien to be released from the project.

10.1.7. Notwithstanding the foregoing, if such lien or claim is due solely to sums wrongfully held by Contractor, Subcontractor shall not have any obligation to hold harmless or indemnify Contractor against such lien or claim.

10.2. PROGRESS PAYMENTS. Subject to the provisions of the Subcontract, the amount of each progress payment shall be computed as follows:

10.2.1. Take that portion of the Subcontract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Subcontractor's Work by the share of the total Subcontract Sum allocated to that portion of the Subcontractor's Work in the schedule of values, less that percentage actually retained, if any, from payments to the Contractor on account of the Work of the Subcontractor;

10.2.2. Add that portion of the Subcontract Sum properly allocable to materials and equipment delivered and suitably stored at the site by the Subcontractor for subsequent incorporation in the Subcontractor's Work or, if approved in advance in writing by the Owner, suitably stored off the site at a location agreed upon in writing, less the same percentage retainage required by the Prime Contract to be applied to such materials and equipment in the Contractor's Application for Payment;

10.2.3. Subtract the aggregate of previous payments made by the Contractor; and

10.2.4. Subtract amounts, if any, calculated under Subparagraph 10.2.1 or 10.2.2 which are related to Work of the Subcontractor for which the Architect has withheld or nullified, in whole or in part, a Certificate of Payment for a cause which is the fault of the Subcontractor or Subcontractor's sub-subcontractors.

10.2.5. All periodic payments by Contractor shall be subject to a retainage, to be held by Contractor, of ten percent (10%) of the amount billed by Subcontractor. To the extent approved or permitted by Owner and any lender providing financing for all or any part of the Work, and if Subcontractor is in compliance with the terms of the Subcontract, the aggregate amount of the retainage, subject to offset for defects and deficiencies, shall be reduced to five percent (5%) upon the Work achieving fifty percent (50%) completion and acceptance thereof by Contractor and Owner. No periodic payment by Contractor shall be deemed to constitute acceptance of any faulty or defective Work.

10.3. STORED MATERIALS. Notwithstanding the provisions of Subsection 10.2., payment for stored materials may be conditioned on delivery to the Owner of bills of sale (which shall include a complete description, including photographs, bills of lading, serial numbers, warehouse receipts and/or inventories, as appropriate for Owner to identify the stored materials) and such other procedures satisfactory to Owner to establish the Owner's title and to insure and otherwise protect the Owner's interest in and to such stored materials, unless requested otherwise by Contractor. Subcontractor shall schedule the materials to prevent the arrival of major items well in advance of their incorporation into the improvements.

10.4. SUBSTANTIAL COMPLETION. When the Work or a designated portion thereof is substantially complete in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt application for payment for such Work. Within thirty (30) days following issuance by the Owner of the Certificate for Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Work withheld in accordance with the Certificate of Payment to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's work covered by the Certificate of Payment.



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## 11. FINAL PAYMENT.

11.1. TIME. Subject to the provisions of Section 10.4, final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Work is fully performed in accordance with the

requirements of the Subcontract, Subcontractor has filed a final application for payment, the Owner has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. If a Certificate for Payment is not issued within forty-five (45) days of Contractor's application for payment, or the Contractor does not receive from the Owner payment within forty-five (45) days of Contractor's application for payment, and such payment is otherwise due to Subcontractor and such failure is not due to any fault of Subcontractor, final payment to the Subcontractor shall be made upon demand.

11.2. LIEN WAIVERS. Final payment shall not be due until Subcontractor has delivered to Contractor a complete, recordable affidavit and release of all liens arising out of this Subcontract, in the form attached hereto as Exhibit F, or such other form as may otherwise be requested by Owner, covering all labor, materials and equipment for which a lien could be filed, or a bond satisfactory to the Contractor indemnifying Contractor and the Project against any and all lien(s). If any lien remains unsatisfied after all payments are made, Subcontractor shall refund to Contractor all monies the latter may be compelled to pay in discharging such lien, including all court costs and expenses and reasonable attorney's fees. The acceptance of final payment shall constitute a release of all claims by Subcontractor except those previously made in writing and identified by Subcontractor as unsettled at the time of the final application for payment.

11.3. EVIDENCE OF PAYMENT. Before issuance of the final payment, the Subcontractor, if required, shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractor's Work have been satisfied.

11.4. SUB-SUBCONTRACTORS AND PROVIDERS. Subcontractor shall keep Contractor informed of all sub-subcontractors, and all materials and/or service providers of any tier who provide materials or service for any part of the Work in excess of One Thousand Dollars (\$1,000.00) by completing, submitting and updating as appropriate Exhibit G attached hereto.

11.5. ADVANCE WAIVER OF LIENS. To the greatest extent permitted by law, Subcontractor hereby waives in advance of any rights Subcontractor may have by statute, law, rule, regulation or otherwise to assert or maintain any lien on the Owner's interest in the property consisting of the Project. This waiver is given knowingly and voluntarily, and after opportunity to consult with Subcontractor's attorney.

## 12. INSURANCE AND BONDS.



### 12.1. COVERAGES.

12.1.1. Before the Subcontractor commences any Work pursuant to this Subcontract, the Subcontractor shall obtain and maintain throughout the term of the Subcontract, insurance of the types and in the minimum amounts set forth on Exhibit H. Self-insured retentions and/or deductibles may not be more than Ten Thousand Dollars (\$10,000.00). Acceptance of any insurance by Contractor shall not relieve or decrease the liability of the Subcontractor.

12.1.2. Coverages must be maintained with financially secure insurance companies licensed to do business in the State where the Project is located, have a Best's Guide Rating of not less than A-VI and must otherwise be acceptable to Owner and Contractor. Coverage must be maintained without interruption from date of commencement of the Work until date of final payment, and Contractor, Developer, Owner, and the Operator, their parent and subsidiary companies, together with their employees, officers agents, members and directors shall be named as additional insureds and Lender where required, under Subcontractor's Commercial General Liability policy, Automobile liability policy, Products/Completed Operations Coverage and the Umbrella/Excess Insurance. The additional insured coverage is to be provided by ISO form CG20100704, CG20370704, or equivalent forms, a copy of which will be provided with the certificate of insurance. All such policies shall apply as primary and non-contributory insurance with respect to any other insurance or self-insurance programs afforded to the indemnities and/or additional insured's identified within this Agreement.

12.1.3. Certificates of insurance acceptable to the Contractor, together with all appropriate endorsements, shall be filed with the Contractor prior to commencement of the Subcontractor's Work, and at least ten (10) days prior to the expiration of any policy. These certificates and the insurance policies required by this Article 12 shall contain an endorsement that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the Contractor. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment as required in Article 11. If requested by Contractor, Subcontractor shall provide certified copies of all such policies to Contractor within ten (10) days of such request. Subcontractor must immediately notify Contractor of any reduction or restriction in the required insurance that takes place during the term of the Subcontract, and/or in the event the insurer notifies the Subcontractor of its intent not to renew coverage.

12.1.4. The Contractor shall furnish to the Subcontractor upon demand, satisfactory evidence of insurance required of the Contractor under the Prime Contract.

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12.1.5. If Subcontractor fails to secure and maintain the required insurance, Contractor shall have the right (without any obligation to do so, however) to secure same in the name and for the account of the Subcontractor in which event the Subcontractor shall pay the costs thereof to Contractor upon demand and furnish upon demand all information that may be required in connection therewith..

12.1.6. The insurance provisions of this Subcontract shall not be construed as a limitation on the Subcontract's responsibilities and liabilities pursuant to the terms and conditions of the Subcontract, including, but not limited to, liability for claims in excess of the insurance limits and coverages set forth herein.

12.1.7. The Subcontractor shall not make changes in or allow the required insurance coverages to lapse without the Contractor's prior written approval thereto.

12.2. **WAIVERS OF SUBROGATION.** The Contractor and Subcontractor waive all rights against (1) each other and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, each of the other, and (2) the Owner, Developer, Operator, and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, for damages caused by fire of other perils to the extent covered by property insurance provided under the Prime Contract or other property insurance applicable to the Work, except such rights as they may have to proceeds of such insurance held by the Subcontractor as fiduciary. The Subcontractor shall require of the Subcontractor's sub-subcontractors, agents and employees, by appropriate agreements, written where legally required for validity, similar waivers in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

12.3. The Contractor shall promptly, upon request of the Subcontractor, furnish a copy or permit a copy to be made of any bond covering payment of obligations arising under the Subcontract.

12.4. **Performance Bond and Payment Bond:**

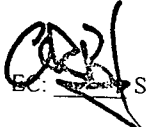

Bond Required for the payment and performance bonds. All bonds must be in the AIA312 format or equal. Cost of bond is on bonding company's invoice at standard rates. **Subcontractor must include the name of the Owner and Lender on all bonds as a dual obligee. Subcontractor can provide this information through a dual obligee rider. Two original copies of all bonds are required and should be forwarded to the Corporate Office located at 991 Corporate Boulevard, Linthicum, MD 21090.**

Unless waived by Contractor in this Subsection 12.4, prior to the commencement of the Work, Subcontractor shall pay for and deliver to Owner acceptable, statutory payment and performance bonds in the full amount of the Subcontract sum issued by a surety acceptable to Owner.

13. **SETTLEMENT OF DISPUTES.**

13.1. In the event of any dispute involving the Work performed or to be performed, Contractor shall issue a decision which shall be followed by Subcontractor, without interruption, deficiency, or delay. If Subcontractor does not agree with such decision, Subcontractor may make a claim under Section 7.3. and the matter shall be resolved as set forth in Article 13.2. or 13.3. as applicable. If the Subcontractor prevails, Subcontractor's sole remedy shall be an equitable adjustment determined as provided in Section 13.2. or 13.3. as applicable. In addition to notice required by Article 9 or the Subcontract Documents, notification of any claim for the equitable adjustment must be asserted in writing not later than ten (10) days after Subcontractor's knowledge of the claim, and if Section 13.2. is applicable, within sufficient time to allow Contractor to give notice to the Owner under the Subcontract Documents.

13.2. In case of any dispute between Contractor and Subcontractor, in any way relating to or arising from any act or omission of the Owner or involving the Subcontract Documents, Subcontractor agrees to be bound to Contractor to the same extent that Contractor is bound to the Owner, by the terms of the Subcontract Documents, and by any and all preliminary and final decisions or determinations made thereunder by the party, board or court so authorized in the Subcontract Documents or by law, whether or not Subcontractor is a party to such proceedings. In case of such dispute, Subcontractor will comply with all provisions of the Subcontract Documents allowing a reasonable time for Contractor to analyze and forward to the Owner any required communications or documentation. Contractor will, at its option, (1) present to the Owner, in Contractor's name, or (2) authorize Subcontractor to present to the Owner, in Contractor's name, all of Subcontractor's claims and answer the Owner's claims involving Subcontractor's Work, whenever Contractor is permitted to do so by the terms of the Subcontract Documents. Contractor will further invoke on behalf of Subcontractor, or allow Subcontractor to invoke, those provisions in the Subcontract Documents for determining disputes. If such dispute is prosecuted or defended by Contractor, Subcontractor, at its own expense, agrees to furnish all documents, statements, witnesses, and other information required by Contractor and to pay or reimburse Contractor for all costs incurred by Contractor in connection with the dispute including attorneys' fees and court costs.

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13.3. To the extent not resolved under Section 13.2 above, any dispute between Contractor and Subcontractor shall, at Contractor's sole option, be decided by litigation. DUE TO THE SPECIALIZED NATURE OF CONSTRUCTION LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY.

14. MISCELLANEOUS PROVISIONS.

14.1. GENERAL CONDITIONS. Where reference is made in this Agreement to a provision of the General Conditions or another Subcontract Document, the reference refers to that provision as expressly amended or supplemented by other provisions of the Subcontract Documents.

14.2. MERIT SHOP. The Subcontractor acknowledges that this Project is being built as a "Merit Shop" project, and therefore is not under jurisdiction of union work rules. The Subcontractor agrees to comply with the work rules as established by Contractor, and not to interfere with the employees or work of Contractor or other subcontractors and suppliers involved with this Project. Failure to comply with this provision may result in termination of the Subcontract at the sole discretion of Contractor.

14.3. PRIVACY. Until Subcontractor's obligations under this Subcontract are completely fulfilled, Subcontractor agrees not to perform any Work directly for the Owner or deal directly with the Owner's representatives in connection with the Project, unless otherwise directed in writing by Contractor. All Work for this Project performed by Subcontractor shall be processed and handled exclusively by Contractor.

14.4. VEHICLES. All vehicles are to be operated in accordance with the traffic and parking rules and regulations of the Operator and the Contractor. Violation of these rules may result in the vehicle being towed at the owner's expense, and the vehicle and operator being banned from the site. All workers authorized to park within the site must obtain parking passes from the Contractor's office and must display the parking passes whenever the vehicle is on the site. Subcontractor's employees, agents and sub-subcontractors may park vehicles only in areas on or off-site as designated for parking by Owner or Contractor.

14.5. RESIDENTS OF RETIREMENT COMMUNITY. The safety and protection of the residents of the Project is of paramount importance to the Contractor. Subcontractor, its workers, suppliers, and sub-subcontractors must adhere to all traffic regulations, noise restrictions, and other safety standards established by the Contractor and the Operator. Residents of the Project must be treated with courtesy and respect at all times. In the event that the buildings are occupied while the Subcontractor is performing work on the Project, all courtesy is to be extended to the residents and precautions taken to avoid any disruption or inconvenience during this usage.

14.6. SIGNS. No signs may be placed on any portion of the site and/or building without written permission of Owner.

14.7. COMMUNICATIONS. It is agreed and understood that all communications by or through Subcontractor to the Architect, Engineer, Owner, Developer or any representative thereof shall be made through Contractor.

14.8. EXAMINATION OF PRIOR WORK. Subcontractor shall carefully examine the work of others which may affect the Work and shall notify Contractor in writing, completely detailing and supporting any apparent deficiencies therein before performing the Work; otherwise, such other Work shall be deemed acceptable to Subcontractor and Subcontractor shall be deemed to have waived all claims with respect thereto.



14.9. INVALIDITY. If any provision of the Subcontract is found to be invalid, unenforceable or unlawful, such provision shall be enforced in such manner as shall most nearly affect the intent of the parties and yet conform to the law applicable thereto and the remainder of the Subcontract Documents shall remain in full force and effect.

14.10. NOTICES. Except as stated in Section 10.1 of this Agreement, all notices, requests, approvals and other communications required or permitted to be delivered under the Subcontract must be in writing and shall be effective upon: (a) the date of delivery if hand-delivered to the other party or forwarded by facsimile to a number provided and authorized for delivery of notices by the receiving party; (b) the date of transmission if sent by telegram; (c) the date after mailing if sent by overnight commercial carrier; or (d) three (3) business days after mailing if sent by U.S. mail. Except for the use of facsimiles, if permitted, all notices must be sent to the addresses listed in the introductory paragraph of this Agreement, or to such other address as may be expressly designated in writing by either party as the correct address for notices, requests, approvals and other communications.

14.11. INDEPENDENT CONTRACTOR. Subcontractor is an independent contractor and hereby assumes all of the rights, duties, obligations and liabilities thereby arising.

14.12. WAIVER. Any failure by Contractor at any time or from time to time to enforce or require the strict performance of any of the terms or conditions hereof shall not affect or impair Contractor's right to at any time thereafter avail itself of the remedies available for the subsequent breach of such terms or conditions.

14.13. GOVERNING LAW. The Subcontract shall be governed by the law of the State in which the Project is located. No presumption shall be deemed to exist in favor of or against either party as a result of the preparation and/or negotiation of the Subcontract.

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The Subcontract and Subcontract Documents are subject to the Contract between the Owner and Contractor, the General Conditions, and the Additional Supplementary General Conditions.

14.14. EQUAL OPPORTUNITY. Subcontractor agrees not to discriminate against any employee or applicant for employment because of race, religion, sex, handicap or national origin.

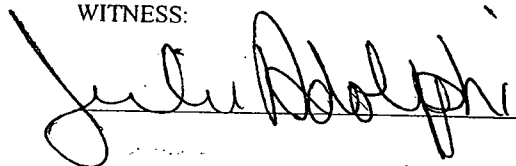
14.15. CONTRACTOR AND SUBCONTRACTOR PAYMENT ACT. Duties and obligations imposed by the Contract Documents and the rights and remedies available there under shall be in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available at law or in equity. Notwithstanding the foregoing, Subcontractor, Contractor and Owner agree that this Agreement shall govern Owner's payment obligations to Contractor and Contractor's payments to Subcontractor and shall control over any contrary or additional obligations or requirements issued by the Pennsylvania Contractor and Subcontractor Payment Act, 73 P.S. §502 et seq. (the "Payment Act"), including but not limited to requirements in the Payment Act for certain notices to Subcontractor and imposing certain limitations, interest, penalties, and attorneys fees. To the greatest extent permitted by law, Subcontractor, Contractor and Owner waive the provisions of the Payment Act as it may relate to this Agreement, the Work or any additional work performed by Subcontractor or Contractor with respect to the Project

14.16. EXHIBITS. The following exhibits are attached hereto:

- Exhibit A - Drawing Log
- Exhibit B - Scope
- Exhibit C - SOV
- Exhibit D - Pay Application
- Exhibit E - Partial Release
- Exhibit F - Final Release
- Exhibit G - Vendor List
- Exhibit H, Sched B - Insurance Requirements Sched. B
- Exhibit I - Payment Bond
- Exhibit J - Performance Bond

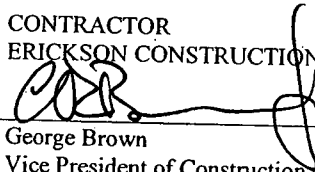
This Agreement entered into as of the day and year first written above.

WITNESS:



CONTRACTOR  
ERICKSON CONSTRUCTION, LLC

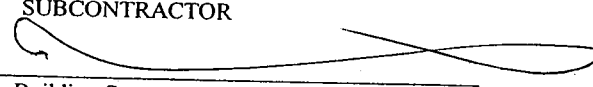
By:

  
George Brown  
Vice President of Construction


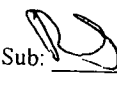
Dated: 04-01-08

SUBCONTRACTOR

By:

  
Building Systems  
Mr. Ronald Goltz  
President

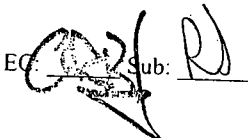
Dated: 3-19-08

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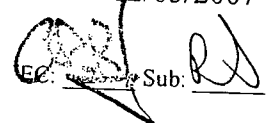
**EXHIBIT "A"**  
**CONTRACT DOCUMENTS**

<b><u>Drawing Number</u></b>	<b><u>Description</u></b>	<b><u>Date</u></b>
MSK-1	Extent of Fire Wrap on Unit Diffusers	12/20/2007
RG 00.00A	Phase 1 Plan Index Sheet - Volume 1 of 2	12/03/2007
RG 00.00B	Phase 1 Plan Index Sheet - Volume 2 of 2	12/03/2007
RG 00.01	Phase 1 Basement & First Floor Code Analysis	12/03/2007
RG 00.02	Phase 1 Second & Third Floor Code	12/03/2007
RG 00.03	Phase 1 Code Analysis	12/03/2007
RG 00.04	Phase 1 UL Design Details	12/03/2007
RG 00.05	Phase 1 UL Design Details	12/03/2007
RG 00.06	Phase 1 UL Design Details	12/03/2007
RG 20.11	Layout Plan	12/03/2007
RG 20.12	Grading & Drainage Plan	12/03/2007
RG 20.13	Planting Plan	12/03/2007
RG 20.14	Lighting Plan	12/03/2007
RG 20.15	Site Details	12/03/2007
RG 20.16	Site Details	12/03/2007
RG 30.01	Phase 1 Basement Floor Plan	12/03/2007
RG 30.11	Phase 1 First Floor Plan	12/03/2007
RG 30.21	Phase 1 Second Floor Plan	12/03/2007
RG 30.31	Phase 1 Third Floor Plan	12/03/2007
RG 30.41	Phase 1 Attic Floor Plan	12/03/2007
RG 30.51	Phase 1 Roof Plan	12/03/2007
RG 30.60	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.61	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.62	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.63	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.70	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.71	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.72	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.73	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.74	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.75	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.80	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.81	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.82	Phase 1 Second Floor Enlarged Plan	12/03/2007



RG 30.83	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.84	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.85	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 31.01	Phase 1 Building Elevations	12/03/2007
RG 31.02	Phase 1 Courtyard Elevations	12/03/2007
RG 32.01	Phase 1 Building Sections	12/03/2007
RG 32.02	Phase 1 Building Sections	12/03/2007
RG 33.01	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.02	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.03	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.04	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.05	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.06	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.07	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.08	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.09	Phase 1 Porte Cochere	12/03/2007
RG 33.10	Phase 1 Porte Cochere & Porch	12/03/2007
RG 33.11	Phase 1 Loading Dock	12/03/2007
RG 33.12	Phase 1 Shaft Sections	12/03/2007
RG 33.13	Phase 1 Shaft Sections	12/03/2007
RG 33.14	Phase 1 Shaft Sections	12/03/2007
RG 33.15	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.21	Phase 1 Wall Details	12/03/2007
RG 33.22	Phase 1 Wall, Roof, Stair & Porte Cochere Details	12/03/2007
RG 33.23	Phase 1 Wall & Roof Details	12/03/2007
RG 33.24	Phase 1 Wall & Roof Details	12/03/2007
RG 33.31	Phase 1 Plan Details	12/03/2007
RG 33.32	Phase 1 Plan Details	12/03/2007
RG 34.01	Phase 1 Stair & Elevator Sections	12/03/2007
RG 34.02	Phase 1 Stair & Elevator Sections & Details	12/03/2007
RG 35.01	Phase 1 Partition Schedules & Details	12/03/2007
RG 35.02	Phase 1 Door Schedule	12/03/2007
RG 35.03	Phase 1 Door Schedule	12/03/2007
RG 35.04	Phase 1 Door, Window, & Louver Types	12/03/2007
RG 35.05	Phase 1 Window & Louver Details	12/03/2007
RG 35.06	Phase 1 Window, Door, & Storefront Details	12/03/2007
RG 36.01	Phase 1 Interior Elevations	12/03/2007
RG 36.02	Phase 1 Interior Elevations	12/03/2007
RG 36.03	Phase 1 Interior Elevations	12/03/2007
RG 36.11	Phase 1 Corridor Elevations	12/03/2007

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RG 36.12	Phase 1 Corridor Elevations	12/03/2007
RG 36.21	Phase 1 Casework Details	12/03/2007
RG 36.22	Phase 1 Casework Details	12/03/2007
RG 38.01	Phase 1 Basement Reflected Ceiling Plan	12/03/2007
RG 38.11	Phase 1 First Floor Reflected Ceiling Plan	12/03/2007
RG 38.21	Phase 1 Second Floor Reflected Ceiling Plan	12/03/2007
RG 38.31	Phase 1 Third Floor Reflected Ceiling Plan	12/03/2007
RG 39.01	Phase 1 Basement Signage Plan	12/03/2007
RG 39.11	Phase 1 First Floor Signage Plan	12/03/2007
RG 39.21	Phase 1 Second Floor Signage Plan	12/03/2007
RG 39.31	Phase 1 Third Floor Signage Plan	12/03/2007
RG 40.01	Phase 1 Basement Floor Finish Extent Plan	12/03/2007
RG 40.11	Phase 1 First Floor Finish Extent Plan	12/03/2007
RG 40.21	Phase 1 Second Floor Finish Extent Plan	12/03/2007
RG 40.31	Phase 1 Third Floor Finish Extent Plan	12/03/2007
RG 45.01	Phase 1 Finish Key & Schedule	12/03/2007
RG 45.02	Phase 1 Finish Schedule	12/03/2007
RG 46.01	Phase 1 Floor Finish Details	12/03/2007
RG 46.02	Phase 1 Floor Finish Details	12/03/2007
RG 46.03	Phase 1 Floor Finish Details	12/03/2007
RG 46.04	Phase 1 Finish Elevations	12/03/2007
RG 46.05	Phase 1 Finish Elevations	12/03/2007
RG 46.06	Phase 1 Finish Elevations	12/03/2007
RG 46.07	Phase 1 Finish Elevations	12/03/2007
RG 49.01	Phase 1 Basement Floor Furniture Plan	12/03/2007
RG 49.11	Phase 1 1st Floor Furniture Plan	12/03/2007
RG 49.21	Phase 1 2nd Floor Furniture Plan	12/03/2007
RG 49.31	Phase 1 3rd Floor Furniture Plan	12/03/2007
RG 50.01	Food Service Equipment Floor Plan	12/03/2007
RG 50.02	Food Service Equipment Plumbing Plan	12/03/2007
RG 50.03	Food Service Equipment Electrical Plan	12/03/2007
RG 50.04	Food Service Equipment Ventilation Plan	12/03/2007
RG 50.05	Food Service Equipment Special Conditions Plan	12/03/2007
RG 50.06	Food Service Equipment Details and Elevations	12/03/2007
RG 50.07	Food Service Equipment Details and Elevations	12/03/2007
RG 50.08	Food Service Equipment Details and Elevations	12/03/2007
RG 50.09	Food Service Equipment Details and Elevations	12/03/2007
RG 60.01	Phase 1 Foundation Plan	12/03/2007
RG 60.11	Phase 1 1st Floor Framing Plan	12/03/2007
RG 60.21	Phase 1 2nd Floor / Low Roof Framing Plan	12/03/2007

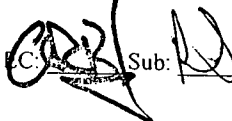
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RG 60.31	Phase 1 3rd Floor / Low Roof Framing Plan	12/03/2007
RG 60.41	Phase 1 Roof Framing Plan	12/03/2007
RG 61.01	Foundation Details	12/03/2007
RG 61.02	Foundation Sections	12/03/2007
RG 62.01	Framing Details	12/03/2007
RG 62.02	Framing Sections	12/03/2007
RG 62.03	Framing Sections and Truss Configurations	12/03/2007
RG 63.01	General Notes and Schedules	12/03/2007
RG 70.00	Plumbing Cover Sheet	12/03/2007
RG 70.01	Phase 1 Foundation Plumbing Plan	12/03/2007
RG 70.02	Phase 1 Basement Plumbing Plan	12/03/2007
RG 70.11	Phase 1 First Floor Plumbing Plan	12/03/2007
RG 70.21	Phase 1 Second Floor Plumbing Plan	12/03/2007
RG 70.31	Phase 1 Third Floor Plumbing Plan	12/03/2007
RG 70.41	Phase 1 Attic Plumbing Plan	12/03/2007
RG 71.01	Phase 1 Main Mechanical Room Plumbing Plan	12/03/2007
RG 71.02	Phase 1 Laundry Plumbing Plan	12/03/2007
RG 71.03	Phase 1 Kitchen Plumbing Plan	12/03/2007
RG 71.11	Phase 1 Partial PLMG Plan - 1st Floor Core Support	12/03/2007
RG 71.12	Phase 1 Partial PLMG Plan - 1st Floor Wing A	12/03/2007
RG 71.13	Phase 1 Partial PLMG Plan - 1st Floor Wing B	12/03/2007
RG 71.14	Phase 1 Partial PLMG Plan - 1st Floor Wings C & D	12/03/2007
RG 71.15	Phase 1 Partial PLMG Plan - 1st Floor Comm. Bldg	12/03/2007
RG 71.21	Phase 1 Partial PLMG Plan - 2nd Floor Core Support	12/03/2007
RG 71.22	Phase 1 Partial PLMG Plan - 2nd Floor Wing A	12/03/2007
RG 71.23	Phase 1 Partial PLMG Plan - 2nd Floor Wing B	12/03/2007
RG 71.24	Phase 1 Partial PLMG Plan - 2nd Floor Wings C & D	12/03/2007
RG 71.25	Phase 1 Partial PLMG Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 71.31	Phase 1 Partial PLMG Plan - 3rd Floor Core Support	12/03/2007
RG 71.32	Phase 1 Partial PLMG Plan - 3rd Floor Wing A	12/03/2007
RG 71.33	Phase 1 Partial PLMG Plan - 3rd Floor Wing B	12/03/2007
RG 71.34	Phase 1 Partial PLMG Plan - 3rd Floor Wings C & D	12/03/2007
RG 72.01	Plumbing Details	12/03/2007
RG 72.02	Plumbing Details	12/03/2007
RG 73.01	Plumbing Risers (Sanitary)	12/03/2007
RG 73.02	Plumbing Risers (Sanitary)	12/03/2007
RG 73.03	Plumbing Riser Sheet (Domestic Water)	12/03/2007
RG 73.04	Plumbing Riser Sheet	12/03/2007
RG 73.05	Plumbing Risers Sheet	12/03/2007
RG 73.06	Plumbing Risers (Fire & Gas)	12/03/2007


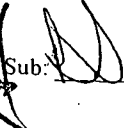
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RG 74.01	Plumbing Schedule	12/03/2007
RG 80.00	Mechanical Cover Sheet	12/03/2007
RG 80.01	Phase 1 Basement Mechanical Plan	12/03/2007
RG 80.11	Phase 1 First Floor Mechanical Plan	12/03/2007
RG 80.21	Phase 1 Second Floor Mechanical Plan	12/03/2007
RG 80.31	Phase 1 Third Floor Mechanical Plan	12/03/2007
RG 80.41	Phase 1 Attic Mechanical Plan	12/03/2007
RG 81.01	Phase 1 Main Mechanical Room - Mechanical Plan	12/03/2007
RG 81.02	Phase 1 Laundry Mechanical Plan	12/03/2007
RG 81.03	Phase 1 Kitchen Mechanical Plan	12/03/2007
RG 81.04	Phase 1 Basement General Space Mechanical Plan	12/03/2007
RG 81.11	Phase 1 Partial MECH Plan - 1st Floor Core Support	12/03/2007
RG 81.12	Phase 1 Partial MECH Plan - 1st Floor Wing A	12/03/2007
RG 81.13	Phase 1 Partial MECH Plan - 1st Floor Wing B	12/03/2007
RG 81.14	Phase 1 Partial MECH Plan - 1st Floor Wings C & D	12/03/2007
RG 81.15	Phase 1 Partial MECH Plan - 1st Floor Comm. Bldg	12/03/2007
RG 81.21	Phase 1 Partial MECH Plan - 2nd Floor Core Support	12/03/2007
RG 81.22	Phase 1 Partial MECH Plan - 2nd Floor Wing A	12/03/2007
RG 81.23	Phase 1 Partial MECH Plan - 2nd Floor Wing B	12/03/2007
RG 81.24	Phase 1 Partial MECH Plan - 2nd Floor Wings C & D	12/03/2007
RG 81.25	Phase 1 Partial MECH Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 81.31	Phase 1 Partial MECH Plan - 3rd Floor Core Support	12/03/2007
RG 81.32	Phase 1 Partial MECH Plan - 3rd Floor Wing A	12/03/2007
RG 81.33	Phase 1 Partial MECH Plan - 3rd Floor Wing B	12/03/2007
RG 81.34	Phase 1 Partial MECH Plan - 3rd Floor Wings C & D	12/03/2007
RG 82.01	Mechanical Details	12/03/2007
RG 82.02	Mechanical Details	12/03/2007
RG 82.03	Mechanical Details	12/03/2007
RG 82.04	Mechanical Details	12/03/2007
RG 82.05	Mechanical Sections	12/03/2007
RG 83.01	Mechanical Schematic Diagrams	12/03/2007
RG 83.02	Mechanical Duct Risers	12/03/2007
RG 83.03	Mechanical Piping Risers	12/03/2007
RG 84.01	Mechanical Schedules	12/03/2007
RG 90.00	Electrical Cover Sheet	12/03/2007
RG 90.01	Phase 1 Basement Lighting Plan	12/03/2007
RG 90.02	Phase 1 Basement Power Plan	12/03/2007
RG 90.11	Phase 1 First Floor Lighting Plan	12/03/2007
RG 90.12	Phase 1 First Floor Power Plan	12/03/2007
RG 90.21	Phase 1 Second Floor Lighting Plan	12/03/2007

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RG 90.22	Phase 1 Second Floor Power Plan	12/03/2007
RG 90.31	Phase 1 Third Floor Lighting Plan	12/03/2007
RG 90.32	Phase 1 Third Floor Power Plan	12/03/2007
RG 90.41	Phase 1 Attic Electrical Plan	12/03/2007
RG 91.01	Phase 1 Main Mechanical Room Electrical Plan	12/03/2007
RG 91.02	Phase 1 Kitchen Electrical Plan	12/03/2007
RG 91.03	Phase 1 Laundry Room & Basement Elec. Room Plans	12/03/2007
RG 91.04	Phase 1 Pantry Electrical & Mechanical Room Plans	12/03/2007
RG 93.01	Electrical Riser Diagram	12/03/2007
RG 93.02	Fire Alarm Riser Diagram	12/03/2007
RG 94.01	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.02	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.03	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.04	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.05	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.06	Phase 1 Electrical Panel Schedules	12/03/2007
RG 95.01	Telecommunications Voice & Data Riser Diagrams	12/03/2007
RG 95.02	Telecommunications CATV & CCTV Riser Diagram	12/03/2007
RG 95.03	Telecommunications Intercom CCTV & Audio Diagrams	12/03/2007
RG 96.01	Phase 1 Unit Electrical Plans	12/03/2007
RG 97.01	Phase 1 Special Systems Basement Plan	12/03/2007
RG 97.11	Phase 1 Special Systems First Floor Plan	12/03/2007
RG 97.21	Phase 1 Special Systems Second Floor Plan	12/03/2007
RG 97.31	Phase 1 Special Systems Third Floor Plan	12/03/2007
RG 98.01	Maris Grove 1st Floor Nurse Call / Dementia	12/03/2007
RG 98.01	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Maris Grove 2nd Floor Nurse Call	12/03/2007
RG 98.03	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.03	Maris Grove 3rd Floor Nurse Call	12/03/2007
RG 98.04	Maris Grove Basement Central Equipment	12/03/2007
RG 98.04	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.05	Maris Grove 1st Floor Wireless	12/03/2007
RG 98.05	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.06	Maris Grove 2nd Floor Wireless	12/03/2007
RG 98.06	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.07	Integrated Health Monitoring System -	12/03/2007
RG 98.07	Maris Grove 3rd Floor Wireless	12/03/2007
RG 99.01	Maris Grove Basement	12/03/2007
RG 99.01	Departure Alert & Access Control Systems -	12/03/2007

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RG 99.02	Departure Alert & Access Control Systems -	12/03/2007
RG 99.02	Maris Grove First Floor	12/03/2007
RG 99.03	Departure Alert & Access Control Systems -	12/03/2007
RG 99.03	Maris Grove Second Floor	12/03/2007
RG 99.04	Departure Alert & Access Control Systems -	12/03/2007
RG 99.04	Maris Grove Third Floor	12/03/2007
RG 99.05	Departure Alert & Access Control Systems	12/03/2007
Specs Modifications	Modifications to Specifications	12/20/2007
Specs Project Manual	Landscape Specifications	12/03/2007
Specs Volume I	Divisions 1-14	12/03/2007
Specs Volume II	Divisions 15-16	12/03/2007

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## EXHIBIT "B"

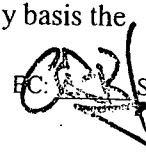
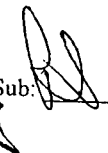
### SUBCONTRACTOR SCOPE OF WORK

#### MARIS GROVE RENAISSANCE GARDENS 1.0

The subcontractor (BUILDING SYSTEMS) shall provide all materials, labor, equipment, tools, shop drawings, submittals, transportation, taxes, insurance, support functions, and any other items or services necessary for and reasonably incidental to the proper execution of the work, to complete the masonry work for the Maris Grove Renaissance Gardens 1.0 project in accordance with the Drawings and Specifications prepared by Wallace Roberts & Todd LLC dated 12/3/2007 in general, Specification Section 04200 (Unit Masonry), 04435 (Decorative Precast Concrete), 04720 (Cast Stone) in particular, and in compliance with all applicable codes and regulations. The work shall include, but is not limited to the following:

1. The subcontractor shall furnish and install in accordance with the plans and specifications the following:
  - All brick veneer, including cast stone and smooth face block.
  - All above and below grade CMU walls, including grout fill.
  - All joint reinforcing in masonry.
  - Building wrap, 15# felt paper (excluding roof).
  - Brick ties with neoprene gaskets.
  - 5oz copper flashing in brick system.
  - Pea Gravel for mortar drainage at wall cavity.
  - Colored mortar as specified.
  - All weeps and drips as specified.
  - All reinforcing steel with in masonry.
  - All required masonry ties.
2. Install all items furnished by others which are embed in CMU walls before grouting, including masonry lintels, bolts, plates, and any other items.
3. Promptly remove any mortar droppings that fall on finish work such as, but not limited to, concrete slabs, doors, door frames, windows, window frames, glass, etc. Do not allow mortar droppings to accumulate on top of flashing between brick face and CMU so as to retard the flow of water through weeps. Clean mortar out of cavities and cavity walls.
4. This subcontractor is responsible for furnishing, installing, and maintaining the safe integrity of the scaffolding for the duration it is erected. This subcontractor is responsible for promptly removing the scaffolding as directed by Erickson Construction, LLC. This subcontractor must provide and identify a "competent erection person". No deviations from the above will be accepted or tolerated.
5. During inclement weather, cover all CMU units to prevent saturation.
6. Furnish and install rigid insulation at exterior walls where required.



7. Furnish and install all masonry work at Porte Cochere, Ref. dwgs. RG 33.09 & 33.10
8. Furnish and install dampproofing where shown and in accordance with the plans and specifications.
9. All required parging of masonry wall in accordance with the plans and specifications is included.
10. If window templates are supplied by Erickson Construction, LLC, the Subcontractor shall relocate them as necessary to properly complete the masonry work.
11. Clean and wash down all brickwork upon completion of each section to allow dismantling of scaffolding or the continuation of other trades that the wash down may impede.
12. All work must be completed in strict compliance with the codes, standards, and tolerances as defined in the applicable specification sections.
13. Cold weather protection, heat and temporary enclosures are excluded.
14. Provide labor and materials necessary to complete the masonry portion of any mock-up panels required by the Owner and/or Architect.
15. Furnish, install, and maintain leading edge safety railing as necessary.
16. Protect all materials and equipment from grout or mortar overspill.
17. Subcontractor must have a valid Concord Township contractor license.
18. Work hours for all trades will only be permitted on Monday thru Friday from 7:05am to 5:00pm. All Saturday, Sunday, and work after 5:00pm must be pre-approved by Erickson Construction, LLC during the week prior to when the work is to be performed.
19. Subcontractor must properly coordinate all field activities with the appropriate Erickson Construction, LLC Project Superintendent.
20. Subcontractor shall work Saturdays at no additional cost to make-up for lost days due to inclement weather. Other unforeseeable conditions, or scheduling dictations are to be based on a per item basis.
21. Authorized representatives of the subcontractor must attend weekly progress meetings held at the jobsite. Subcontractor's representatives must be familiar with the project and authorized to conclude matters relating to the work.
22. Subcontractor must provide full-time, English speaking, on-site supervision at all times during their work.
23. Complete all work in accordance with schedules provided by Erickson Construction, LLC.
24. Material Storage: All material must be stored in an area designated by the Project Superintendent and in such a manner that does not create a safety hazard to any structure or personnel. Subcontractor is responsible for any damage caused by improper materials stocking. Excess material and equipment must be removed in a timely manner.
25. Clean-Up: Subcontractor is responsible for the daily cleanup and disposal of all trash generated by their activities to a dumpster provided by Erickson Construction, LLC. On a daily basis the

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Subcontractor must promptly remove their trash and leave the work area broom clean. The Subcontractor shall have sufficient labor on site to keep their work areas clean and orderly on a daily basis so as to allow other trades access and to maintain a safe working environment.

26. Subcontractor shall provide all necessary manpower and equipment to receive, unload, store-on-site, stock, hoist, and lift all materials furnished and/or installed by this Subcontractor.
27. All delivery and freight costs to the jobsite are included.
28. All applicable sales taxes are included.
29. Subcontractor is to adhere to Erickson Construction's Smoking Policy; that is, smoking of or carrying lit tobacco products within or on all Erickson Construction, LLC structures under construction is banned.
30. Subcontractor shall coordinate the location of cranes, delivery vehicles, other equipment and materials with the Erickson Construction, LLC Project Superintendent.
31. Subcontractor understands all construction vehicles and employees must use only the designated construction entrances located at Brinton Lake Rd. off of Rte. 1 and park only in designated areas. No construction traffic will be allowed to exit or enter off of Evergreen Dr. /Main Entrance. Exiting left onto Brinton Lake Road from the jobsite or entering right onto the job site off of Brinton Lake Road will never be allowed. Any subcontractor owned vehicle, subcontractor employee vehicles, subcontractor equipment, subcontractor's tier subcontractors and/or suppliers exiting or entering the job site other than as stipulated above will result in a minimum fine of \$500.00 per occurrence to Subcontractor. The fine amount will be deducted from the contract between Erickson Construction and Subcontractor via change order each month.
32. This subcontractor is to provide adequate and proper safety protection for its personnel and equipment and shall strictly comply with all the rules and regulations of the Federal Occupational Safety and Health Act, all other applicable health and safety laws and regulations, and of the Erickson Construction Safety Program. Hard hats, thick soled shoes (not sneakers), full length pants and shirts are to be worn by all personnel employed on the job by this Subcontractor at all times. Payments may be withheld in the form of fines for violations. Accidents to personnel of this Subcontractor, no matter how minor, will be promptly reported in detail to the Project Superintendent and/or site safety officer within twenty four (24) hours of the incident. Photographs must be taken by the Subcontractor of the accident location and copies of those and all applicable hospital reports must be submitted. Fines levied by Erickson Construction, LLC due to acts of this Subcontractor for failure to comply with the safety regulations and requirements of OSHA and all other applicable health and safety laws and regulations, will be paid by this Subcontractor or deducted from its Subcontract amount as described elsewhere in the Subcontract. This Subcontractor and its sub-subcontractors may be required to provide a copy of its Safety Program to the Project Superintendent prior to commencing work at the project site. No cost extras or time extensions will be recognized for failure to meet the requirement.
33. The dedication plaque is included in this scope of work. (engraving details provided by Erickson Construction).
34. The add alternate of 12" CMU grouted solid and parged in lieu of concrete foundation walls at all 4" SOG @ elevation 402.00' will be accepted for the sum of \$ 40,800.00

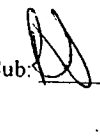
END OF EXHIBIT 'B'

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## EXHIBIT "C"

### SUBCONTRACTOR SCHEDULE OF VALUES

1. Subcontractor agrees to perform the Work in accordance with the terms and provisions of the Subcontract and in accordance with the Contract Documents. Subcontractor shall perform the Work as detailed and in accordance with the Subcontract Analysis for the sum of \$649,800.00.

EC Sub:  

**Exhibit "D.1"**  
**Instructions for "Exhibit D"**

Subcontractors/Suppliers shall submit attached Application and Certificate for Payment (Exhibit D) for payment processing to:

**ERICKSON CONSTRUCTION, L.L.C.**  
**115 Brinton Lake Road**  
**Glen Mills, PA, 19342**

**ATTN: Project Manager, Michael James**

Your application for payment, using the attached Application and Certificate for Payment (Exhibit D) form, must be fully completed, and must be in our office at the above address *no later than the 20<sup>th</sup> of the month.*

If your Application and Certificate for Payment is not fully completed and received in our office, at the above address *by the 20<sup>th</sup> of the month*, your payment will be delayed until the following months payment cycle.

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**EXHIBIT "D"**  
**APPLICATION AND CERTIFICATE FOR PAYMENT**

**TO:**       **ERICKSON CONSTRUCTION, LLC.**  
              703 Maiden Choice Lane  
              Baltimore, MD 21228

**DATE:**

**FROM:**    Building Systems

**PROJECT:**       512EC10  
**JOB:**            Maris Grove Renaissance Gardens  
**APPLICANT NO.:**  
**PERIOD TO:**

1. Original Contract Amount	\$ _____
2. Change Orders Issued to Date (Thru C.O. # _____)	\$ _____
3. Contract Sum to Date (Line 1+2)	\$ _____
4. Total Completed & Stored to Date	\$ _____
5. Less Retainage (_____ %)	\$ _____
6. Total Earned to Date Less Retainage (Line 4-5)	\$ _____
7. Less Previous Requisitions	\$ _____
8. Payment Due This Period (Line 6-7)	\$ _____

**SUBCONTRACTORS AFFIDAVIT & RELEASE OF LIEN:**

The undersigned Subcontractor certifies; (i) that the work for which this payment request is being submitted has been completed in accordance with the Contract Documents; (ii) that it has paid its employees, sub-subcontractors, and material suppliers for all work and material for which Erickson Construction has paid previous requests for payment: (iii) that the amount of this invoice is due.

**CONTRACTOR: By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Officer, General Partner, or Owner)

**Note:**    Payment will be made for only those costs which are included as part of the Original Contract amount or for which a Change Order has been issued by Erickson Construction L.L.C. Please provide a list of any outstanding claims for additional costs or pending extras.

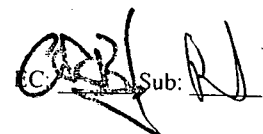
**NOTES:**

**TO BE COMPLETED BY PROJECT MANAGER**

RETAINAGE RELEASE	\$ _____
PROGRESS BILLING	\$ _____
RETAINAGE HELD	\$ _____
TOTAL AMOUNT DUE	\$ _____
PROJECT NUMBER	512EC10
COST CODE #	48400-042000
APPROVED BY	_____
APPROVED DATE	_____

FINAL PAYMENT	
PUNCH LIST COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
WARRANTY COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
ATTIC STOCK DELIVERED	<input type="checkbox"/> YES <input type="checkbox"/> NO
O&M (CLOSEOUT BOOK -DEL)	<input type="checkbox"/> YES <input type="checkbox"/> NO
CHANGE ORDERS COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO

FOR ACCOUNTING USE ONLY	
DATE RECEIVED	_____
REVIEWED BY	_____

  
Sub:

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**

The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and **must be in our office at the above address no later than the last day of the month.**

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and **must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.**

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**



**EXHIBIT "G1"**  
**Instructions for Exhibit "G"**

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Accounts Payable Clerk**

**EXHIBIT G – VENDOR/TEIR SUBCONTRACTOR LIST**

The attached Vendor/Tier Subcontractor List (Exhibit G) from must be fully completed, properly executed by authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized and must be in our office at the above address no later than the 20<sup>th</sup> day of the month.

If you Vendor/Tier Subcontractor list (Exhibit G) is not fully executed and received on a timely basis, i.e. no later that the 20<sup>th</sup> day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

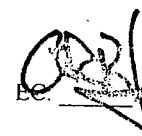
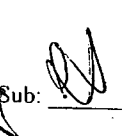
EC:  Sub: 

EXHIBIT "G"

Vendor/Tier Subcontractor List

Please identify below on the spaces provided the names of all tier subcontractors and/or vendors who will supply materials and/or services whose value will exceed \$1,000.00 to the referenced project, the contact person, addresses and telephone numbers for each.


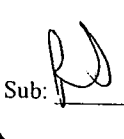
Company Name	<u>New Holland Concrete</u>
Contact	<u>Paul Hartline</u>
Address	<u>New Holland, PA 17508</u>
Telephone	<u>717-354-1039</u>
Fax	<u>717-354-1269</u>
Company Name	<u>Huston Clay Products</u>
Contact	<u>Bill Gentile</u>
Address	<u>2700 Terwood Rd., Willow Grove, PA 19090</u>
Telephone	<u>800-220-1677</u>
Fax	<u>215-259-6965</u>
Company Name	<u>Dixie Brick</u>
Contact	<u>Mike Clements</u>
Address	<u>PO Box 130, Collingswood, NJ 08108</u>
Telephone	<u>215-932-3229</u>
Fax	<u>856-858-6969</u>
Company Name	<u>Delaware Valley Concrete</u>
Contact	<u>D. Spator</u>
Address	<u>PO Box 957, Hatfield, PA 19040</u>
Telephone	<u>215-695-8900</u>
Fax	<u>215-449-8326</u>
Company Name	<u>Dan Rite Sand</u>
Contact	<u>Dispatch</u>
Address	<u>575 E. Girard Ave., Vineland, NJ 08360</u>
Telephone	<u>856-825-9900</u>
Fax	<u>856-692-1105</u>
Company Name	<u>Outkroft</u>
Contact	<u>Dispatch</u>
Address	<u>PO Box 930134, Atlanta, GA 30354</u>
Telephone	<u>856-768-6672</u>
Fax	<u>856-768-6708</u>
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____
Company Name	_____
Contact	_____
Address	_____
Telephone	_____
Fax	_____

## EXHIBIT "H" Schedule B INSURANCE

Subcontractor shall obtain insurance of the types and in the amounts described below:

TYPE OF COVERAGE	AMOUNT OF COVERAGE (LIMITS)
<u>AD.1 Worker's Compensation</u>  <u>Employer's Liability</u>	<p style="text-align: center;">Statutory Limits (set by states)</p> <p>Bodily Injury by Accident = \$100,000. Ea. Accident  Bodily Injury by Disease = \$500,000. Policy Limit  Bodily Injury by Disease = \$100,000. Ea. Employee</p>
<u>AD.2 Commercial General Liability:</u> written on ISO occurrence form and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).  <u>The policy must not be limited by Residential construction exclusions that are applicable to the work performed under this agreement.</u>	<p style="text-align: center;"><u>Occurrence Form, minimum required limits:</u></p> <p>General Aggregate Limit (other than Products/Completed Operations): \$1,000,000.  Products/Completed Operations Aggregate Limit: \$1,000,000.  Each Occurrence Limit: \$1,000,000.  Personal Injury &amp; Advertising Injury Limit: \$1,000,000.  Contractual Liability: \$1,000,000.</p>
<u>AD.3 Business Auto Liability:</u> covering any automobile, including hired and non-owned auto's	<p style="text-align: center;">Minimum required limits:</p> <p>Bodily Injury Each Person: \$1,000,000.  Bodily Injury Each Accident: \$1,000,000.  Property Damage Each Accident: \$1,000,000.  Or, \$1,000,000. combined bodily injury and property damage each accident limit for all of the above</p>
<u>AD.4 Commercial Umbrella Insurance Policy:</u> or Excess Liability coverage applicable to Employers Liability, General Liability, and Automobile Liability and meeting at least the same coverage requirements under each as stated above.	<p style="text-align: center;"><u>Occurrence Form, minimum required limits:</u></p> <p>\$4,000,000. each occurrence  \$4,000,000. aggregate</p>
<u>AD.5 Property Insurance:</u> covering all personal property including rented, leased or borrowed tools and equipment brought on site by Subcontractor. Subcontractor hereby waives all right of recovery against Contractor, its parent company, Owner, and Operator for loss or damage to such property however caused.	<p>Replacement Cost or Actual Cash Value</p>

(\*Refer to Article 12.1.2 for additional insured requirements.)

 Sub: 

## EXHIBIT "I"

### Payment Bond

#### AIA Document A312 – Electronic Format

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.

## EXHIBIT "J"

### Performance Bond

#### AIA Document A312 – Electronic Format

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.



## Bond Information

In order for your surety to complete the Payment and Performance Bond (see Section 12.4 and Exhibits "I" and "J" of your contract), you will need to provide the following additional information:

For the purposes of the bond itself, the "Owner" name on page 1 for both the Performance Bond and Payment Bond should read:

Erickson Construction, LLC  
703 Maiden Choice Road  
Baltimore, MD 21228

For the purposes of the Dual Obligatee Rider, the following should be used:

Owner

Concord Campus, LP  
701 Maiden Choice Lane  
Baltimore, MD 21228

Lender

PNC Bank, NA  
2 Hopkins Plaza  
P.O. Box 1477  
Baltimore, MD 21201

**EXHIBIT "E"**  
**CONTRACTORS, SUBCONTRACTORS AND SUPPLIER**  
**PARTIAL RELEASE OF LIENS**

STATE OF:

COUNTY OF:

Original Contract Amount:	\$	_____
Approved Change Orders:	\$	_____
Adjusted Contract Amount	\$	_____
Completed to Date:	\$	_____
Retention:	\$	_____
Total Earned (Less Retention):	\$	_____
Previous Payments:	\$	_____
Current Payment:	\$	_____
Contract Balance:	\$	_____

TO: CHICAGO TITLE INSURANCE COMPANY

(Title Insurer)  
(Lender)  
(Owner)  
(Contractor)

The UNDERSIGNED being duly sworn states that he is the \_\_\_\_\_ (title)  
of \_\_\_\_\_ (firm) who has a contract with \_\_\_\_\_  
for furnishing \_\_\_\_\_ for the improvements being erected on  
real estate known and identified as Maris Grove Renaissance Gardens 1.0 located in \_\_\_\_\_  
County, State of \_\_\_\_\_ and owned by \_\_\_\_\_.

The UNDERSIGNED, for and in consideration of the sum of \_\_\_\_\_  
(\$ \_\_\_\_\_) in payment of invoice or application dated \_\_\_\_\_ and other good and  
valuable consideration, the receipt of which is hereby acknowledged, does hereby waive and release any and all liens or  
claims of right of lien on the aforementioned property and improvements thereon, and on monies or other consideration due or  
to become due on account of labor or services, materials, fixtures or apparatus heretofore furnished, prior to  
\_\_\_\_\_, 20\_\_\_\_, except for the retention stated above.

The UNDERSIGNED, respectfully warrants that the contract status set forth above is an accurate statement, and no  
other sums are claimed, that all laborers, subcontractors, and suppliers employed by him have been paid all sums previously  
due and all current sums due out of this payment and that none of such laborers, subcontractors or suppliers is or will be  
entitled to claim or assert any claim against the above described real estate or the improvements thereon for labor or materials  
furnished to or for the account of the undersigned. (Upon request, the undersigned shall list the name of each of his  
subcontractors, and suppliers, with contract and payment status, on CTI form F-3926 - Contractors and Subcontractors  
Affidavit, attach same hereto and upon request furnish waivers from said parties).

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Contractor/Supplier/Subcontractor

Signature & Title (Must be an Officer)

Signed and sworn to before me this \_\_\_\_\_ Day of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Public Signature

HC: \_\_\_\_\_ Sub: \_\_\_\_\_

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**

The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and **must be in our office at the above address no later than the last day of the month.**

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and **must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.**

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**

## SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR

THIS SUBCONTRACT BETWEEN CONTRACTOR AND SUBCONTRACTOR (this "Agreement") is made as of 03/06/2008 by and between ERICKSON CONSTRUCTION, LLC (the "Contractor"), having an address of 703 Maiden Choice Road, Baltimore, Maryland 21228, Attn: Michael James; and Building Systems (the "Subcontractor"), having an address of 131 Wallace Avenue, Downingtown, PA, 19335.

### RECITALS

- A. The Contractor has made a contract for construction dated as of 02/13/2008 (the "Prime Contract") with Concord Campus, LP (the "Owner"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228. A copy of the Prime Contract containing all provisions applicable to Subcontractor shall be made available to the Subcontractor, upon request, in Contractor's general offices.
- B. The Prime Contract is for the provision of labor, materials and services in connection with the construction of Maris Grove Renaissance Gardens 1.0, 115 Brinton Lake Road, being part of a project known as Maris Grove, located in Glen Mills, PA (the "Project").
- C. The Architect for the Work (as such term is defined in Section 2.1 below) is Wallace Roberts & Todd, LLC (the "Architect"), having an address of 1700 Market Street, Philadelphia, PA, 19103.
- D. The Developer of the Project is Erickson Retirement Communities, LLC (the "Developer"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.
- E. The Operator of the Project is Maris Grove Inc. (the "Operator"), having an address of 701 Maiden Choice Lane, Baltimore, Maryland 21228.

NOW THEREFORE, for good and adequate consideration, the receipt and sufficiency of which is hereby acknowledged, the Contractor hereby agrees to hire the Subcontractor to perform the Work, and the Subcontractor hereby agrees to perform the Work, on the terms and conditions hereinafter set forth in this Subcontract.

### 1. THE SUBCONTRACT DOCUMENTS.

1.1. The Subcontract Documents consist of (1) this Subcontract; (2) provisions of the Prime Contract applicable to the Work, (including all General Conditions to the Prime Contract, and all Drawings and Specifications, as such terms are defined in the Prime Contract); (3) other documents listed in Section 1.2 below; and (4) modifications to this Subcontract issued after execution of this Subcontract. To the extent any terms of this Subcontract are in conflict with the terms of the Prime Contract, the terms of this Subcontract shall control. The Subcontract Documents form the Subcontract, and are as fully a part of this Subcontract as if attached to this Subcontract or repeated herein. The Subcontract represents the entire and integrated Subcontract between the parties hereto and supersedes all prior negotiations, representations or Subcontracts, either written or oral. All initially capitalized terms used herein, unless otherwise defined in this Subcontract, shall have the meanings given such terms in the Prime Contract.

1.2. To the extent not listed directly above, the Subcontract Documents, except for Modifications issued after execution of this Subcontract, are enumerated as follows: (on Exhibit A attached hereto)


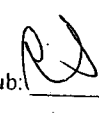
### 2. THE WORK OF THIS SUBCONTRACT.

2.1. The term "Work" shall mean and refer to all labor, supervision, materials and services scaffolding, tools, equipment, supplies, hoisting, vertical transportation and all other things necessary for the construction and completion of the work described in Exhibit B and work incidental thereto, in strict accordance and full compliance with the terms of the Subcontract Documents (which are hereby incorporated by reference) and this Subcontract and to the satisfaction of Contractor and the Owner.

2.2. The Subcontractor shall execute the Work described below (or if noted below, on Exhibit B attached hereto), including but not limited to, all labor, materials, equipment, services and other items required to complete such portion of the Work, except to the extent specifically indicated in the Subcontract to be the responsibility, of others:

- Exhibit B, Description of work, attached.
- The Work consists of Masonry Contract (Sub).

2.3. Subcontractor shall carefully examine the Subcontract Documents and shall promptly notify Contractor in writing of any deficiencies, discrepancies, ambiguities or errors before proceeding with the Work.

 Sub: 

Contract Number: 2

2.4 Subcontractor represents that it is fully qualified to perform this Subcontract, and acknowledges that, prior to the execution of this Subcontract, it has (a) by its own independent investigation ascertained (i) the Work required by this Subcontract, (ii) the conditions involved in performing the Work, and (iii) the obligations of this Subcontract and the Contract Documents; and (b) verified all information furnished by Contractor or others satisfying itself as to the correctness and accuracy of that information. Any failure by Subcontractor to investigate independently and become fully informed will not relieve Subcontractor from its responsibilities hereunder.

3. CONSTRUCTION SCHEDULE.

3.1. DATE OF COMMENCEMENT. The date of commencement shall be the date of this Subcontract, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Contractor:

Date of Commencement: 03/03/2008

3.1.1. From time to time throughout the term of this Subcontract, the Contractor shall provide the Subcontractor with copies of the Contractor's construction schedule and schedule of submittals, together with such additional scheduling details as will enable the Subcontractor to plan and perform the Work properly. The Subcontractor shall be notified promptly of subsequent changes in the construction and submittal schedules and additional scheduling details.

3.1.2. If requested by Contractor, Subcontractor shall submit detailed schedules for performance of the Subcontract, in a form acceptable to Contractor, which shall comply with all scheduling requirements of the Subcontract Documents. Contractor may from time to time, at its sole discretion, direct Subcontractor to make reasonable modifications and revisions in such schedules.

3.1.3. Subcontractor will proceed with the Work in a prompt and diligent manner, in accordance with Contractor's schedules as reasonably amended from time to time. Subcontractor shall be liable to Contractor for failure to adhere to Contractor's construction schedules including amendments even if such schedules differ from schedules set forth in the Subcontract Documents or the time of completion called for by the Subcontract Documents.

3.1.4. Subcontractor shall be entitled to additional compensation for compliance with schedule amendments or damages for delay only to the extent the Subcontract Documents entitle Contractor to damages or to a contract adjustment increasing the price of the Prime Contract.

3.2. SUBMITTALS. Subcontractor shall make all submittals required by this Subcontract, including shop drawings, test reports, and certificates, within seven (7) days following the Date of Commencement. Subcontractor must revise and resubmit any submittals within seven (7) days after such items are returned to Subcontractor for correction.

3.3. SUBSTANTIAL COMPLETION.

3.3.1. The Project shall be substantially completed not later than 05/04/2009, ("Substantial Completion") subject to adjustments as provided in the Subcontract Documents (see Exhibit B attached hereto for details). Subcontractor must complete its Work on the Project in the necessary time sequence to assure that the Project, including the Work and the work of Contractor and all other subcontractor's on the Project, is substantially completed by the date listed above in this Section 3.3.1.

3.4. TIME IS OF THE ESSENCE. Time is of the essence of this Subcontract, subject to any applicable notice and cure periods provided in the Subcontract.

4. SUBCONTRACT SUM.

4.1. SUBCONTRACT SUM. The Contractor shall pay the Subcontractor in current funds for performance of the Subcontract the Subcontract Sum of six hundred forty-nine thousand eight hundred Dollars and zero Cents (\$649,800.00) subject to additions and deductions as provided in the Subcontract.


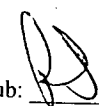
4.2. ALTERNATES.

4.2.1. The Subcontract Sum includes the following alternates, (or if noted below, as set forth on Exhibit C attached hereto), if any, which are described in the Subcontract and have been accepted by the Owner and the Contractor:

  X   See Exhibit C attached.

       Alternates are included in Exhibit C attached:

4.2.2. Contractor reserves the right to have Subcontractor provide the following alternates (or, if noted, as set forth on Exhibit C attached hereto, which alternates are not included in the Subcontract Sum.

 Sub: 

Contract Number: 2

  X   See Exhibit C attached.

           Reserved Alternates are defined in Exhibit C attached:

4.3. UNIT PRICES. Unit prices, if any (inclusive of overhead and prices), are as follows (or, if noted, as set forth on Exhibit C attached hereto):

  X   See Exhibit C attached.

           Unit Prices are detailed in Exhibit C attached:

4.4. ESTIMATED COST OF THE WORK. The schedule of values breakdown of the amount of the Subcontract Sum is attached hereto as Exhibit C, unless noted otherwise below in this Section 4.4. The schedule of values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract. If the Schedule of Values is not attached hereto, Subcontractor shall submit to Contractor the Schedule of Values in form similar to AIA G703 format within ten (10.) days of request of Contractor for Contractor's approval. When approved, the Schedule of Values shall be used by Subcontractor to apply for all payments due to Subcontractor under this Subcontract.

  X   Estimated Cost of Work is not attached hereto.

## 5. CONTRACTOR.

### 5.1. SERVICES PROVIDED BY THE CONTRACTOR.

5.1.1. The Contractor shall provide suitable areas for storage of the Subcontractor's materials and equipment during the course of the Work, to the extent such areas are readily available, from time to time.

5.1.2. If Contractor has available and Subcontractor elects to use Contractor's equipment or facilities, an agreed price in writing must be made before such use. Subcontractor shall make its own determination before commencing to use such equipment or facilities that such equipment or facilities are adequate and safe for the Work to be performed. Such equipment and facilities shall be accepted by Subcontractor in "AS-IS" condition without warranty or representation by Contractor as to their condition or adequacy to perform the respective function. Subcontractor agrees that all personnel operating or using such equipment or facilities shall be qualified and properly trained in the operation and use of such equipment or facilities. Subcontractor agrees to return the equipment and facilities to Contractor at the conclusion of the use in as good a condition as received. In the event that any such equipment is damaged while in the possession of Subcontractor, Contractor shall be entitled to exercise Contractor's remedies under Section 8.3 of this Agreement.

## 6. SUBCONTRACTOR.

6.1. LICENSE. The Subcontractor represents to Contractor that Subcontractor is duly licensed to perform the Work in the jurisdiction where the Project is located. Subcontractor represents that Subcontractor's License Number is 23-2092353 Registration Number                     , and Sales or Tax Registration Number is 23-2092353, and that all such licenses and registrations shall be maintained in full force and effect throughout the term of Subcontractor's obligations under the Subcontract, including any warranty obligations.


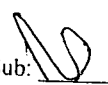
### 6.2. EXECUTION AND PROGRESS OF THE WORK.

6.2.1. The Subcontractor shall cooperate with the Contractor in scheduling and performing the Subcontractor's Work to avoid conflict, delay in or interference with the work of the Contractor, other subcontractors or Owner's own forces. Subcontractor is obligated to assure that all workmen of Subcontractor work in harmony with all other workmen on the Project.

6.2.2. The Subcontractor shall promptly submit Shop Drawings, Product Data, Samples and similar submittals required by the Subcontract with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Contractor or other subcontractors.

6.2.3. The Subcontractor shall furnish to the Contractor periodic progress reports on the Work of this Subcontract upon request of Contractor, including information on the status of materials and equipment which may be in the course of preparation or manufacture.

6.2.4. The Subcontractor shall complete all of its work in a good and workmanlike manner. The Subcontractor agrees that the Owner will have the authority to reject Work which does not conform to the Prime Contract or to the Subcontract. The Subcontractor shall, at Subcontractor's cost, replace or, if approved by the Owner, repair any defective work and repeat tests as necessary, at Subcontractor's cost, until all Work is proven satisfactory.

 Sub: 

Contract Number: 2

6.2.5. The Subcontractor shall, at Subcontractor's sole cost and expense, supply adequate tools and equipment, and shall also at all times supply and promptly pay for a sufficient number of properly skilled workmen and for a sufficient amount of materials and supplies of proper quality to prosecute efficiently and promptly the Work in accordance with the requirements of the Subcontract and in accordance with a mutually agreed upon schedule. Subcontractor hereby acknowledges that the Project will be built on an accelerated basis and Subcontractor acknowledges that it has taken such accelerated schedule into account for meeting the requirements of this Subcontract. If, in Contractor's reasonable opinion, Subcontractor fails to maintain the progress of its Work in accordance with the agreed upon schedule, Contractor may require Subcontractor to accelerate Subcontractor's performance by use of overtime work, work on Saturdays, Sundays, and Holidays, all without additional compensation, if, in the reasonable opinion of Contractor, such additional work is necessary to maintain proper progress of Subcontractor's Work. Upon request of Contractor, Subcontractor shall submit evidence satisfactory to Contractor evidencing the Subcontractor's ability to comply with the agreed upon schedule. No overtime or charges for an accelerated Construction Schedule shall be paid by Contractor unless specifically agreed to in writing by an executive officer of Contractor before the overtime is performed.

6.2.6. The Subcontractor shall take necessary precautions to protect the work of other subcontractors from damage caused by operations by the Subcontractor. Subcontractor shall be responsible for and protect the Work in place from the elements and all other causes of damage until completion and final acceptance by Contractor and shall adequately store and protect its own materials and materials furnished it by Owner, Contractor and other suppliers. Subcontractor will use without unreasonable waste any materials or equipment furnished by the Owner, Contractor or other suppliers and will pay for any damage to such material or equipment sustained during Subcontractor's use or possession.

6.2.7. Subcontractor shall install all necessary equipment and materials in the necessary time sequence, (except at scheduled temporary omissions and leapfrog areas), and prior to close-in of any area so as to maintain the progress of the Work and the Project and eliminate any rework to install materials or equipment out of sequence. The Subcontractor shall bear any cost related to installation of materials or equipment that is installed out of sequence, unless such out of sequence work is directed or authorized in writing by Contractor. The Subcontractor shall participate in the preparation of coordinated drawings in areas of congestion, specifically noting and advising the Contractor of potential conflicts between the Work of the Subcontractor, the Contractor, and other subcontractors or the Owner's own forces. Subcontractor shall be represented on the Project while the Work is in progress by a competent full-time supervisor satisfactory to Contractor.

6.2.8. Should Subcontractor's performance of the Work be delayed by any acts of Contractor, Contractor's other contractors or Contractor's suppliers, Subcontractor shall receive an equitable extension of time for the performance of the Work, but shall not be entitled to any increase in the Subcontract Sum or to damages or additional compensation as a consequence of such delays, and Subcontractor hereby waives any claim for any such increase, damages or additional compensation.

6.2.9. Subcontractor shall complete all Work in accordance with the mutually agreed upon schedule. No extensions of time or provision for additional costs will be allowed for weather related delays unless Subcontractor submits in writing within seven (7) days from the date incurred, a claim for delay resulting from inclement weather. Contractor may, in its sole discretion, approve or disapprove a claim for delay.

### 6.3. LAWS, PERMITS, FEES AND NOTICES.

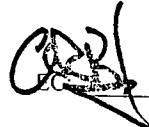

6.3.1. The Subcontractor shall provide all notices and comply with all Federal, state or local laws, ordinances, building codes, rules, regulations and orders of public authorities bearing on performance of the Work of this Subcontract. The Subcontractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Subcontractor's Work, the furnishing of which is required of the Contractor by the Prime Contract.

6.3.2. Subcontractor shall be liable to Contractor, Developer, Operator and the Owner for all loss, cost and expense attributable to any acts of commission or omission by Subcontractor, its employees and agents, and lower-tier subcontractors resulting from failure to comply with any Federal, state or local laws, building codes, ordinances or regulations including, but not limited to, any fines, penalties or corrective measures.

6.3.3. Except as otherwise provided by the Subcontract Documents, Subcontractor agrees to pay, comply with, and hold Contractor, Developer and Operator harmless from all social security, state unemployment, welfare fees, and all other Federal, State and local taxes (including sales and use taxes) and fees of every nature applicable to the Work including penalties or any interest.

### 6.4. SAFETY PRECAUTIONS AND PROCEDURES.

6.4.1. The Subcontractor shall take all appropriate precautions with respect to performance of this Subcontract, shall comply with safety measures initiated by the Owner or the Contractor, and shall comply with all applicable laws, ordinances, rules, regulations and orders of public authorities for the safety of persons or property. The Subcontractor shall report to the Contractor within twenty-four (24) hours an injury to any employee or agent of the Subcontractor which occurred at the site. Subcontractor shall be solely responsible for providing a safe place to work for its agents, employees and sub-subcontractors. Subcontractor shall implement and enforce a health and safety program for its employees and sub-subcontractors on the site, which program shall be at least as effective as the Health

 Sub: 

Contract Number: 2

and Safety Program of Contractor. Subcontractor's employees and sub-subcontractors on the site shall obey the directives of Contractor's Project Manager, Superintendent and Safety Director. All of Subcontractor's employees, agents and contractors must attend the safety

meetings held by Contractor's Safety Director, or, in lieu of such attendance, Subcontractor must provide to Contractor the minutes and attendance of all safety meetings conducted by Subcontractor, within two (2) days following the completion of such safety meetings.

6.4.2. If hazardous substances of a type of which an employer is required by law to notify its employees are being used on the site by the Subcontractor, the Subcontractor's sub-subcontractors, or anyone directly or indirectly employed by them, the Subcontractor shall, at least three (3) days before bringing such substances onto the Site, provide Contractor with a materials data sheet for such substances, and give written notice of the chemical composition of such substances to Contractor. Subcontractor will comply with all laws regarding Subcontractor's use and handling of such hazardous substances by Subcontractor or Subcontractor's sub-subcontractors, agents and employees.

6.4.3. Contractor reserves the right to require Subcontractor to perform from time to time, at Subcontractor's cost, drug testing of all or any of Subcontractor's agents, employees and sub-subcontractors. Such testing must be done with testing companies selected or approved by Contractor. Subcontractor must prohibit from the Work Site any persons that test positively for drug use. Contractor shall be entitled to prohibit from the site any persons that Contractor deems to be disruptive to the smooth construction of the Project.

6.5. CLEANING UP. The Subcontractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations performed under this Subcontract. Subcontractor shall at all times keep the Subcontractor's work area; keep the premises free from rubbish, debris and waste and surplus materials resulting from its operations; and shall turn over the work area in such condition as to permit the next succeeding work to be commenced without further cleaning. If Subcontractor fails to comply with the provisions of this Section, Contractor shall have the right itself or through others to perform such cleaning and to charge the cost thereof to Subcontractor, plus overhead charges of twenty-five percent (25%), provided the Subcontractor is given a twenty-four (24) hour written notice of such delinquency and fails to remedy same. Subcontractor shall not damage the work of others by its performance of its obligations under the Subcontract and shall indemnify Contractor for damage caused by Subcontractor or its agents to the work of Contractor, and other contractors, including court costs and attorney's fees.

6.6. WARRANTY. In addition to any product warranties required by the Subcontract, the Subcontractor warrants to Contractor that all material and equipment incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defect and in conformance with the Prime Contract and the Subcontract. All Work not conforming to these requirements may be considered defective. Subcontractor shall, promptly upon request of Contractor, furnish all labor, materials and supervision necessary to correct or replace any defective or nonconforming Work and any damage caused by such defect or fault, at no cost to Contractor or Owner, for a period of one (1) year from the date of Final Payment, except for latent defects, which shall be for a period of six (6) months following the discovery of such latent defect. This warranty shall run to and be enforceable by Owner, Contractor, and their successors and assigns. This warranty shall be in addition to and not in limitation of any other warranty or remedy provided by law or by the Subcontract.

6.7. INDEMNIFICATION. To the fullest extent permitted by law, the Subcontractor shall indemnify, defend and hold harmless the Owner, Contractor, Operator, Developer, their respective parent and subsidiaries, and their respective agents, officers, employees, members and directors of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from performance of the Subcontractor's Work under this Subcontract, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent or intentional acts or omissions of the Subcontractor, the Subcontractor's sub-subcontractors, materialmen or suppliers, anyone directly or indirectly employed by them or anyone for whose acts they may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section 6.7.

7. CHANGES IN THE WORK.

7.1. CONTRACTOR CHANGES. Contractor may at any time make changes in the Work either:

(a) By written change order signed by Contractor and Subcontractor prior to commencement specifying the changes to be made and the increase or decrease in the Subcontract Sum and extension of time, if any; or

(b) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that an equitable adjustment in the Subcontract Sum will be made, based on the time and materials to perform such changes; or

(c) By written direction to Subcontractor to proceed with changes in the Work, specifying the changes to be made and specifically stating that the Subcontract Sum shall be adjusted based on actual costs of performing such changes based on time and materials, plus a fixed fee, to be set in such change order.



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7.2. OBLIGATION TO PROCEED. Subcontractor shall proceed with the changes ordered so as not to delay the Work. In the event Contractor changes the Work pursuant to 7.1(b) above, Subcontractor shall file with Contractor within seven (7) days from the

date of such order Subcontractor's written itemized estimate for the cost of performing the changes to be made. If mutual agreement on the cost is reached, Subcontractor and Contractor will execute a written change order executed by the authorized officers or designees of

Contractor and Subcontractor. If mutual agreement cannot be reached and the changes are required by Contractor, the Work shall proceed and Subcontractor shall be entitled to a reasonable adjustment in the Subcontract sum and in the time for performance of the work to the extent such adjustments are focused by the Contractor's written change order. If the extra Work or changes are required by Contractor, Subcontractor does not waive its right by proceeding under protest provided it so notifies Contractor in writing within five (5) days from submittal of the itemized estimate referred to above.

7.3. COST AND TIME. Subcontractor shall respond to a proposed change within seven (7) days of request by Contractor. In the event that a Subcontractor change order response is not delivered to the Contractor by the date required, it shall be conclusively presumed that such proposed change does not result in a change in Subcontractor's cost or construction time, and all work and materials called for by the proposed change order shall be provided by Subcontractor at no additional cost or delay to Contractor. For changes in the work for which contractual unit prices, if any, do not apply, the Subcontractor shall submit an itemized breakdown of his estimated cost for such changes with the following percentages for overhead and profit combined: Fifteen percent (15%) on work performed by Subcontractor's own forces or by sub-subcontractors and five percent (5%) on work performed on behalf of Subcontractor by a sub-subcontractor.

## 8. TERMINATION, REMEDIES FOR DEFAULT AND ASSIGNMENT OF THE SUBCONTRACT.

8.1. TERMINATION BY THE SUBCONTRACTOR. The Subcontractor may terminate the Subcontract if Contractor fails to pay to Subcontractors any sums due to Subcontractor within forty-five (45) days following the date such sums were due and payable to Subcontractor. Such termination shall only be effective if Subcontractor makes written demand for such payment to Contractor following the expiration of such forty-five (45) day period and Contractor fails to pay all sums then due and payable within ten (10) days following receipt of Subcontractor's demand. In the event of such termination by the Subcontractor, the Subcontractor shall be entitled to recover from the Contractor payment for Work executed to date of termination and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery (but not for anticipated profits).



### 8.2. TERMINATION BY THE CONTRACTOR.

8.2.1. If the Subcontractor (i) fails or neglects to carry out the Work in accordance with the Subcontract or otherwise to perform in accordance with this Subcontract; and (ii) fails within thirty-six (36) hours after receipt of notice to correct such default or neglect, the Contractor, in addition to Contractor's remedies under Section 8.3 and 8.4 of this Subcontract, may immediately and without further notice to Subcontractor terminate the Subcontract.

8.2.2. For its convenience, the Contractor shall have the right to terminate this Subcontract for any reason by giving the Subcontractor written notice of termination. Such termination for the Contractor's convenience shall be effective upon Subcontractor's receipt of written notice of such termination. Termination for default, if wrongfully made, shall be treated as a termination for convenience. In the event that the Subcontractor is terminated for the convenience of the Contractor, the Subcontractor shall be paid a pro rata percentage of the Subcontract Sum equal to the percentage of Work in place, less payments theretofore received by the Subcontractor. In no event shall the Subcontractor be entitled to receive payment for anticipated profits for unperformed Work.

8.3. CONTRACTOR'S REMEDIES. Should Subcontractor (a) fail to correct, replace and/or re-execute faulty or defective Work and/or materials furnished under the Subcontract; (b) fail to complete or diligently proceed with the Work in accordance with the agreed upon schedule; (c) fail to correct or repair any damage to the Project caused by the acts or omissions of Subcontractor; or (d) otherwise be in default of any provision of the Subcontract, if such failure or default is not corrected, then Contractor shall have the right to correct, replace or otherwise remedy and such defect, deficiencies or delayed performance by any reasonable and expedient means, including taking over or supplementing Subcontractor's Work and materials and employing such additional labor, equipment and materials as may be necessary to cure the default and achieve compliance with the Subcontract. In such event, Contractor may deduct from any sums due to Subcontractor the cost of performing such work and correcting such deficiencies, plus overhead of fifteen percent (15%) of such cost. If payments then or thereafter due Subcontractor are not sufficient to cover such amount, Subcontractor shall promptly pay the difference to Contractor. The remedies of Contractor under this subparagraph are in addition to any other remedies available to Contractor under the Subcontract or available at law or in equity.

8.4. CONTRACTOR'S ADDITIONAL REMEDIES. Subcontractor shall reimburse Contractor for any loss, damage or extra expense paid or incurred by Contractor which is due to Subcontractor's failure to supply materials, labor, or to properly perform the Work in accordance with the Subcontractor Documents. Subcontractor's failure to perform shall include the failure of its lower-tier subcontractors to perform. Subcontractor's liability shall include but not be limited to (1) damages and other delay costs payable by Contractor to the Owner; (2) Contractor's increased costs of performance, such as extended overhead and increased performance costs resulting from Subcontractor-caused delays or improper Subcontractor Work; (3) warranty and rework costs; (4) liability to third parties;

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(5) excess reprocurment costs; (6) consultants' fees; and (7) attorneys' fees and court costs. Contractor may take over any of Subcontractor's outstanding sub-subcontracts and purchase orders and take possession of all tools, equipment, scaffolds, material and supplies of Subcontractor which are on the Project site, in transit to, or especially manufactured for, the Work for use in completion of the Project. Contractor is hereby granted a lien on all such property to secure Subcontractor's performance under this Subcontract.

Subcontractor shall, upon request of Contractor, execute and deliver to Contractor all documents and take all such steps to effect the legal assignment of Subcontractor's contractual rights under such sub-subcontracts and purchase orders, but Contractor shall not be required to assume any of Subcontractor's outstanding obligations thereunder.

#### 8.5. ASSIGNMENT OF THE SUBCONTRACT.

8.5.1. In the event of termination of the Prime Contract by the Owner, the Contractor may assign this Subcontract to the Owner, with the Owner's agreement, subject to the provisions of the Prime Contract and to the prior rights of the surety, if any, obligated under bonds relating to the Prime Contract.

8.5.2. The Subcontractor shall not assign this Subcontract without the written consent of the Contractor, nor subcontract the whole or any portion of this Subcontract without the written consent of the Contractor.

#### 9. MUTUAL RIGHTS AND RESPONSIBILITIES.

The Contractor and Subcontractor shall be mutually bound by the terms of this Subcontract and, to the extent that provisions of the Prime Contract apply to the Work of the Subcontractor, the Contractor shall assume toward the Subcontractor all obligations and responsibilities that the Owner, under the Prime Contract, assumes toward the Contractor, and the Subcontractor shall assume toward the Contractor all obligations and responsibilities which the Contractor, under the Prime Contract, assumes toward the Owner and the Architect. The Contractor shall have the benefit of all rights, remedies and redress against the Subcontractor which the Owner, under the Prime Contract, has against the Contractor, and the Subcontractor shall have the benefit of all rights, remedies and redress against the Contractor which the Contractor, under the Prime Contract, has against the Owner, insofar as applicable to this Subcontract. Where a provision of the Prime Contract is inconsistent with a provision of this Subcontract, this Subcontract shall govern.

#### 10. PROGRESS PAYMENTS.

##### 10.1. APPLICATIONS FOR PAYMENT.



**SUBCONTRACTOR SHALL SUBMIT ALL REQUISITIONS AND APPLICATIONS FOR PAYMENT FOR PAYMENT PROCESSING TO: ERICKSON CONSTRUCTION, LLC; Michael James 115 Brinton Lake Road, Glen Mills, PA, 19342 OR TO SUCH OTHER ADDRESS AS CONTRACTOR MAY DIRECT.**

10.1.1. Based upon applications for payment submitted to the Contractor by the Subcontractor, corresponding to Applications for Payment submitted by the Contractor to the Owner, and Certificates for Payment issued by the Owner, the Contractor shall make progress payments on account of the Subcontract Sum to the Subcontractor as provided below and elsewhere in the Subcontract. Each application for payment shall be in the form attached hereto as Exhibit D, or such other form as may otherwise be requested by Owner, and must include a Partial Release of Liens in either the form attached hereto as Exhibit E, or such other form as may otherwise be requested by Owner, and with such detail substantiating Subcontractors right to payment.

10.1.2. The period covered by each application for payment submitted by Subcontractor shall be one (1) calendar month ending on the last day of the calendar month. Each application for payment must be based on actual work performed by or under Subcontractor through the 19th day of the month, and the reasonably estimated work to be performed by or under Subcontractor during the balance of the month.

10.1.3. Provided an application for payment is received by the Contractor not later than the 20th day of a month, the Contractor shall include the Subcontractor's Work covered by that application in the next Application for Payment which the Contractor is entitled to submit to the Owner. Subcontractor's progress payments shall be due and payable within ten (10) working days after the Contractor receives payment for the Subcontractor's Work from the Owner. If the Owner or Architect fails to issue a Certificate for Payment or the Owner fails to pay Contractor for Subcontractor's Work within forty-five (45) days following the applicable Application for Payment, and such failure is not the fault of the Subcontractor or Subcontractor's sub-subcontractors, the Contractor shall pay the Subcontractor, within ten (10) days following demand, a progress payment computed as provided in Section 10.2 of this Subcontract. Notwithstanding the foregoing, payments to Subcontractor may be withheld on account of (i) defective Work not remedied, (ii) claims filed, (iii) damage to Contractor or another subcontractor or (iv) failure to carry out the Work in accordance with the Subcontract.

10.1.4. If an application for payment is received by the Contractor on or after the 21st day of any calendar month, the Subcontractor's Work covered by such application shall be included by the Contractor in the next Application for Payment submitted to the Owner.

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10.1.5. Each application for payment shall be based upon the most recent schedule of values approved by the Contractor in accordance with Section 4.4 of this Subcontract. Applications for payment submitted by the Subcontractor shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Subcontractor's application for payment.

10.1.6. Subcontractor shall pay all claimants for all costs and expenses resulting from the performance of the Work and for all labor and materials used. Subcontractor is liable for and shall hold Contractor and Owner harmless from and indemnify Contractor and Owner for all court costs, attorney's fees and damages resulting from claims by sub-subcontractors and Subcontractor's suppliers and all liens and all claims of persons furnishing material or labor on behalf of Subcontractor in connection with the Work. Subcontractor shall deliver to Contractor with each application for payment recordable affidavits and lien releases or waivers acceptable to Contractor from Subcontractor and Subcontractor's sub-subcontractors and suppliers. In the event any person or entity claiming by, through or under Subcontractor notifies Contractor of any non-payment or seeks to encumber funds held by Contractor and payable to Subcontractor or files a lien or other claim against the Project, or Contractor's interest therein, Subcontractor shall within three (3) days notify Contractor if Subcontractor disputes such claim. If at any time a lien has been filed against Contractor, the Owner, the Project or any sums held by Contractor by any person or entity claiming through Subcontractor, Subcontractor shall, within seven (7) days of receipt of notice of such lien pay the claim and cause the lien to be released or shall file a bond in lieu of the payment of such lien and shall cause the lien to be released from the project.

10.1.7. Notwithstanding the foregoing, if such lien or claim is due solely to sums wrongfully held by Contractor, Subcontractor shall not have any obligation to hold harmless or indemnify Contractor against such lien or claim.

10.2. PROGRESS PAYMENTS. Subject to the provisions of the Subcontract, the amount of each progress payment shall be computed as follows:

10.2.1. Take that portion of the Subcontract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Subcontractor's Work by the share of the total Subcontract Sum allocated to that portion of the Subcontractor's Work in the schedule of values, less that percentage actually retained, if any, from payments to the Contractor on account of the Work of the Subcontractor;

10.2.2. Add that portion of the Subcontract Sum properly allocable to materials and equipment delivered and suitably stored at the site by the Subcontractor for subsequent incorporation in the Subcontractor's Work or, if approved in advance in writing by the Owner, suitably stored off the site at a location agreed upon in writing, less the same percentage retainage required by the Prime Contract to be applied to such materials and equipment in the Contractor's Application for Payment;

10.2.3. Subtract the aggregate of previous payments made by the Contractor; and

10.2.4. Subtract amounts, if any, calculated under Subparagraph 10.2.1 or 10.2.2 which are related to Work of the Subcontractor for which the Architect has withheld or nullified, in whole or in part, a Certificate of Payment for a cause which is the fault of the Subcontractor or Subcontractor's sub-subcontractors.

10.2.5. All periodic payments by Contractor shall be subject to a retainage, to be held by Contractor, of ten percent (10%) of the amount billed by Subcontractor. To the extent approved or permitted by Owner and any lender providing financing for all or any part of the Work, and if Subcontractor is in compliance with the terms of the Subcontract, the aggregate amount of the retainage, subject to offset for defects and deficiencies, shall be reduced to five percent (5%) upon the Work achieving fifty percent (50%) completion and acceptance thereof by Contractor and Owner. No periodic payment by Contractor shall be deemed to constitute acceptance of any faulty or defective Work.

10.3. STORED MATERIALS. Notwithstanding the provisions of Subsection 10.2., payment for stored materials may be conditioned on delivery to the Owner of bills of sale (which shall include a complete description, including photographs, bills of lading, serial numbers, warehouse receipts and/or inventories, as appropriate for Owner to identify the stored materials) and such other procedures satisfactory to Owner to establish the Owner's title and to insure and otherwise protect the Owner's interest in and to such stored materials, unless requested otherwise by Contractor. Subcontractor shall schedule the materials to prevent the arrival of major items well in advance of their incorporation into the improvements.

10.4. SUBSTANTIAL COMPLETION. When the Work or a designated portion thereof is substantially complete in accordance with the requirements of the Prime Contract, the Contractor shall, upon application by the Subcontractor, make prompt application for payment for such Work. Within thirty (30) days following issuance by the Owner of the Certificate of Payment covering such substantially completed Work, the Contractor shall, to the full extent allowed in the Prime Contract, make payment to the Subcontractor, deducting any portion of the funds for the Work withheld in accordance with the Certificate of Payment to cover costs of items to be completed or corrected by the Subcontractor. Such payment to the Subcontractor shall be the entire unpaid balance of the Subcontract Sum if a full release of retainage is allowed under the Prime Contract for the Work prior to the completion of the entire Project. If the Prime Contract does not allow for a full release of retainage, then such payment shall be an amount which, when added to previous payments to the Subcontractor, will reduce the retainage on the Subcontractor's substantially completed Work to the same percentage of retainage as that on the Contractor's work covered by the Certificate of Payment.

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11. FINAL PAYMENT.

11.1. TIME. Subject to the provisions of Section 10.4, final payment, constituting the entire unpaid balance of the Subcontract Sum, shall be made by the Contractor to the Subcontractor when the Work is fully performed in accordance with the

requirements of the Subcontract, Subcontractor has filed a final application for payment, the Owner has issued a Certificate for Payment covering the Subcontractor's completed Work and the Contractor has received payment from the Owner. If a Certificate for Payment is not issued within forty-five (45) days of Contractor's application for payment, or the Contractor does not receive from the Owner payment within forty-five (45) days of Contractor's application for payment, and such payment is otherwise due to Subcontractor and such failure is not due to any fault of Subcontractor, final payment to the Subcontractor shall be made upon demand.

11.2. LIEN WAIVERS. Final payment shall not be due until Subcontractor has delivered to Contractor a complete, recordable affidavit and release of all liens arising out of this Subcontract, in the form attached hereto as Exhibit F, or such other form as may otherwise be requested by Owner, covering all labor, materials and equipment for which a lien could be filed, or a bond satisfactory to the Contractor indemnifying Contractor and the Project against any and all lien(s). If any lien remains unsatisfied after all payments are made, Subcontractor shall refund to Contractor all monies the latter may be compelled to pay in discharging such lien, including all court costs and expenses and reasonable attorney's fees. The acceptance of final payment shall constitute a release of all claims by Subcontractor except those previously made in writing and identified by Subcontractor as unsettled at the time of the final application for payment.

11.3. EVIDENCE OF PAYMENT. Before issuance of the final payment, the Subcontractor, if required, shall submit evidence satisfactory to the Contractor that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Subcontractor's Work have been satisfied.

11.4. SUB-SUBCONTRACTORS AND PROVIDERS. Subcontractor shall keep Contractor informed of all sub-subcontractors, and all materials and/or service providers of any tier who provide materials or service for any part of the Work in excess of One Thousand Dollars (\$1,000.00) by completing, submitting and updating as appropriate Exhibit G attached hereto.

11.5. ADVANCE WAIVER OF LIENS. To the greatest extent permitted by law, Subcontractor hereby waives in advance of any rights Subcontractor may have by statute, law, rule, regulation or otherwise to assert or maintain any lien on the Owner's interest in the property consisting of the Project. This waiver is given knowingly and voluntarily, and after opportunity to consult with Subcontractor's attorney.

12. INSURANCE AND BONDS.



12.1. COVERAGES.

12.1.1. Before the Subcontractor commences any Work pursuant to this Subcontract, the Subcontractor shall obtain and maintain throughout the term of the Subcontract, insurance of the types and in the minimum amounts set forth on Exhibit H. Self-insured retentions and/or deductibles may not be more than Ten Thousand Dollars (\$10,000.00). Acceptance of any insurance by Contractor shall not relieve or decrease the liability of the Subcontractor.

12.1.2. Coverages must be maintained with financially secure insurance companies licensed to do business in the State where the Project is located, have a Best's Guide Rating of not less than A-VI and must otherwise be acceptable to Owner and Contractor. Coverage must be maintained without interruption from date of commencement of the Work until date of final payment, and Contractor, Developer, Owner, and the Operator, their parent and subsidiary companies, together with their employees, officers agents, members and directors shall be named as additional insureds and Lender where required, under Subcontractor's Commercial General Liability policy, Automobile liability policy, Products/Completed Operations Coverage and the Umbrella/Excess Insurance. The additional insured coverage is to be provided by ISO form CG20100704, CG20370704, or equivalent forms, a copy of which will be provided with the certificate of insurance. All such policies shall apply as primary and non-contributory insurance with respect to any other insurance or self-insurance programs afforded to the indemnitied and/or additional insured's identified within this Agreement.

12.1.3. Certificates of insurance acceptable to the Contractor, together with all appropriate endorsements, shall be filed with the Contractor prior to commencement of the Subcontractor's Work, and at least ten (10) days prior to the expiration of any policy. These certificates and the insurance policies required by this Article 12 shall contain an endorsement that coverages afforded under the policies will not be canceled or allowed to expire until at least thirty (30) days prior written notice has been given to the Contractor. If any of the foregoing insurance coverages are required to remain in force after final payment and are reasonably available, an additional certificate evidencing continuation of such coverage shall be submitted with the final application for payment as required in Article 11. If requested by Contractor, Subcontractor shall provide certified copies of all such policies to Contractor within ten (10) days of such request. Subcontractor must immediately notify Contractor of any reduction or restriction in the required insurance that takes place during the term of the Subcontract, and/or in the event the insurer notifies the Subcontractor of its intent not to renew coverage.

12.1.4. The Contractor shall furnish to the Subcontractor upon demand, satisfactory evidence of insurance required of the Contractor under the Prime Contract.

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12.1.5. If Subcontractor fails to secure and maintain the required insurance, Contractor shall have the right (without any obligation to do so, however) to secure same in the name and for the account of the Subcontractor in which event the Subcontractor shall pay the costs thereof to Contractor upon demand and furnish upon demand all information that may be required in connection therewith.

12.1.6. The insurance provisions of this Subcontract shall not be construed as a limitation on the Subcontract's responsibilities and liabilities pursuant to the terms and conditions of the Subcontract, including, but not limited to, liability for claims in excess of the insurance limits and coverages set forth herein.

12.1.7. The Subcontractor shall not make changes in or allow the required insurance coverages to lapse without the Contractor's prior written approval thereto.

12.2. **WAIVERS OF SUBROGATION.** The Contractor and Subcontractor waive all rights against (1) each other and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, each of the other, and (2) the Owner, Developer, Operator, and any of their Subcontractors, sub-subcontractors, agents, employees, officers, members and directors, for damages caused by fire or other perils to the extent covered by property insurance provided under the Prime Contract or other property insurance applicable to the Work, except such rights as they may have to proceeds of such insurance held by the Owner as fiduciary. The Subcontractor shall require of the Subcontractor's sub-subcontractors, agents and employees, by appropriate agreements, written where legally required for validity, similar waivers in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

12.3. The Contractor shall promptly, upon request of the Subcontractor, furnish a copy or permit a copy to be made of any bond covering payment of obligations arising under the Subcontract.

12.4. **Performance Bond and Payment Bond:**

Bond Required for the payment and performance bonds. All bonds must be in the AIA312 format or equal. Cost of bond is on bonding company's invoice at standard rates. **Subcontractor must include the name of the Owner and Lender on all bonds as a dual obligee. Subcontractor can provide this information through a dual obligee rider. Two original copies of all bonds are required and should be forwarded to the Corporate Office located at 991 Corporate Boulevard, Linthicum, MD 21090.**

Unless waived by Contractor in this Subsection 12.4, prior to the commencement of the Work, Subcontractor shall pay for and deliver to Owner acceptable, statutory payment and performance bonds in the full amount of the Subcontract sum issued by a surety acceptable to Owner.

13. **SETTLEMENT OF DISPUTES.**

13.1. In the event of any dispute involving the Work performed or to be performed, Contractor shall issue a decision which shall be followed by Subcontractor, without interruption, deficiency, or delay. If Subcontractor does not agree with such decision, Subcontractor may make a claim under Section 7.3. and the matter shall be resolved as set forth in Article 13.2. or 13.3. as applicable. If the Subcontractor prevails, Subcontractor's sole remedy shall be an equitable adjustment determined as provided in Section 13.2. or 13.3. as applicable. In addition to notice required by Article 9 or the Subcontract Documents, notification of any claim for the equitable adjustment must be asserted in writing not later than ten (10) days after Subcontractor's knowledge of the claim, and if Section 13.2. is applicable, within sufficient time to allow Contractor to give notice to the Owner under the Subcontract Documents.

13.2. In case of any dispute between Contractor and Subcontractor, in any way relating to or arising from any act or omission of the Owner or involving the Subcontract Documents, Subcontractor agrees to be bound to Contractor to the same extent that Contractor is bound to the Owner, by the terms of the Subcontract Documents, and by any and all preliminary and final decisions or determinations made thereunder by the party, board or court so authorized in the Subcontract Documents or by law, whether or not Subcontractor is a party to such proceedings. In case of such dispute, Subcontractor will comply with all provisions of the Subcontract Documents allowing a reasonable time for Contractor to analyze and forward to the Owner any required communications or documentation. Contractor will, at its option, (1) present to the Owner, in Contractor's name, or (2) authorize Subcontractor to present to the Owner, in Contractor's name, all of Subcontractor's claims and answer the Owner's claims involving Subcontractor's Work, whenever Contractor is permitted to do so by the terms of the Subcontract Documents. Contractor will further invoke on behalf of Subcontractor, or allow Subcontractor to invoke, those provisions in the Subcontract Documents for determining disputes. If such dispute is prosecuted or defended by Contractor, Subcontractor, at its own expense, agrees to furnish all documents, statements, witnesses, and other information required by Contractor and to pay or reimburse Contractor for all costs incurred by Contractor in connection with the dispute including attorneys' fees and court costs.

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13.3. To the extent not resolved under Section 13.2 above, any dispute between Contractor and Subcontractor shall, at Contractor's sole option, be decided by litigation. DUE TO THE SPECIALIZED NATURE OF CONSTRUCTION LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY.

14. MISCELLANEOUS PROVISIONS.

14.1. GENERAL CONDITIONS. Where reference is made in this Agreement to a provision of the General Conditions or another Subcontract Document, the reference refers to that provision as expressly amended or supplemented by other provisions of the Subcontract Documents.

14.2. MERIT SHOP. The Subcontractor acknowledges that this Project is being built as a "Merit Shop" project, and therefore is not under jurisdiction of union work rules. The Subcontractor agrees to comply with the work rules as established by Contractor, and not to interfere with the employees or work of Contractor or other subcontractors and suppliers involved with this Project. Failure to comply with this provision may result in termination of the Subcontract at the sole discretion of Contractor.

14.3. PRIVACY. Until Subcontractor's obligations under this Subcontract are completely fulfilled, Subcontractor agrees not to perform any Work directly for the Owner or deal directly with the Owner's representatives in connection with the Project, unless otherwise directed in writing by Contractor. All Work for this Project performed by Subcontractor shall be processed and handled exclusively by Contractor.

14.4. VEHICLES. All vehicles are to be operated in accordance with the traffic and parking rules and regulations of the Operator and the Contractor. Violation of these rules may result in the vehicle being towed at the owner's expense, and the vehicle and operator being banned from the site. All workers authorized to park within the site must obtain parking passes from the Contractor's office and must display the parking passes whenever the vehicle is on the site. Subcontractor's employees, agents and sub-subcontractors may park vehicles only in areas on or off-site as designated for parking by Owner or Contractor.

14.5. RESIDENTS OF RETIREMENT COMMUNITY. The safety and protection of the residents of the Project is of paramount importance to the Contractor. Subcontractor, its workers, suppliers, and sub-subcontractors must adhere to all traffic regulations, noise restrictions, and other safety standards established by the Contractor and the Operator. Residents of the Project must be treated with courtesy and respect at all times. In the event that the buildings are occupied while the Subcontractor is performing work on the Project, all courtesy is to be extended to the residents and precautions taken to avoid any disruption or inconvenience during this usage.

14.6. SIGNS. No signs may be placed on any portion of the site and/or building without written permission of Owner.

14.7. COMMUNICATIONS. It is agreed and understood that all communications by or through Subcontractor to the Architect, Engineer, Owner, Developer or any representative thereof shall be made through Contractor.

14.8. EXAMINATION OF PRIOR WORK. Subcontractor shall carefully examine the work of others which may affect the Work and shall notify Contractor in writing, completely detailing and supporting any apparent deficiencies therein before performing the Work; otherwise, such other Work shall be deemed acceptable to Subcontractor and Subcontractor shall be deemed to have waived all claims with respect thereto.

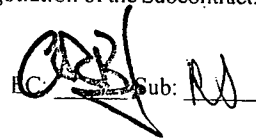
14.9. INVALIDITY. If any provision of the Subcontract is found to be invalid, unenforceable or unlawful, such provision shall be enforced in such manner as shall most nearly affect the intent of the parties and yet conform to the law applicable thereto and the remainder of the Subcontract Documents shall remain in full force and effect.

14.10. NOTICES. Except as stated in Section 10.1 of this Agreement, all notices, requests, approvals and other communications required or permitted to be delivered under the Subcontract must be in writing and shall be effective upon: (a) the date of delivery if hand-delivered to the other party or forwarded by facsimile to a number provided and authorized for delivery of notices by the receiving party; (b) the date of transmission if sent by telegram; (c) the date after mailing if sent by overnight commercial carrier; or (d) three (3) business days after mailing if sent by U.S. mail. Except for the use of facsimiles, if permitted, all notices must be sent to the addresses listed in the introductory paragraph of this Agreement, or to such other address as may be expressly designated in writing by either party as the correct address for notices, requests, approvals and other communications.

14.11. INDEPENDENT CONTRACTOR. Subcontractor is an independent contractor and hereby assumes all of the rights, duties, obligations and liabilities thereby arising.

14.12. WAIVER. Any failure by Contractor at any time or from time to time to enforce or require the strict performance of any of the terms or conditions hereof shall not affect or impair Contractor's right to at any time thereafter avail itself of the remedies available for the subsequent breach of such terms or conditions.

14.13. GOVERNING LAW. The Subcontract shall be governed by the law of the State in which the Project is located. No presumption shall be deemed to exist in favor of or against either party as a result of the preparation and/or negotiation of the Subcontract.

Sub: 

Contract Number: 2

The Subcontract and Subcontract Documents are subject to the Contract between the Owner and Contractor, the General Conditions, and the Additional Supplementary General Conditions.

14.14. EQUAL OPPORTUNITY. Subcontractor agrees not to discriminate against any employee or applicant for employment because of race, religion, sex, handicap or national origin.

14.15. CONTRACTOR AND SUBCONTRACTOR PAYMENT ACT. Duties and obligations imposed by the Contract Documents and the rights and remedies available there under shall be in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available at law or in equity. Notwithstanding the foregoing, Subcontractor, Contractor and Owner agree that this Agreement shall govern Owner's payment obligations to Contractor and Contractor's payments to Subcontractor and shall control over any contrary or additional obligations or requirements issued by the Pennsylvania Contractor and Subcontractor Payment Act, 73 P.S. §502 et seq. (the "Payment Act"), including but not limited to requirements in the Payment Act for certain notices to Subcontractor and imposing certain limitations, interest, penalties, and attorneys fees. To the greatest extent permitted by law, Subcontractor, Contractor and Owner waive the provisions of the Payment Act as it may relate to this Agreement, the Work or any additional work performed by Subcontractor or Contractor with respect to the Project

14.16. EXHIBITS. The following exhibits are attached hereto:


Exhibit A - Drawing Log  
Exhibit B - Scope  
Exhibit C - SOV  
Exhibit D - Pay Application  
Exhibit E - Partial Release  
Exhibit F - Final Release  
Exhibit G - Vendor List  
Exhibit H, Sched B - Insurance Requirements Sched. B  
Exhibit I - Payment Bond  
Exhibit J - Performance Bond

This Agreement entered into as of the day and year first written above.

WITNESS:

CONTRACTOR  
ERICKSON CONSTRUCTION, LLC

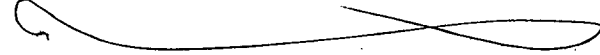
By:

  
George Brown  
Vice President of Construction

Dated: 04-01-08

SUBCONTRACTOR

By:

  
Building Systems  
Mr. Ronald Goltz  
President

Dated: 3-19-08



**EXHIBIT "A"**  
**CONTRACT DOCUMENTS**

<b><u>Drawing Number</u></b>	<b><u>Description</u></b>	<b><u>Date</u></b>
MSK-1	Extent of Fire Wrap on Unit Diffusers	12/20/2007
RG 00.00A	Phase 1 Plan Index Sheet - Volume 1 of 2	12/03/2007
RG 00.00B	Phase 1 Plan Index Sheet - Volume 2 of 2	12/03/2007
RG 00.01	Phase 1 Basement & First Floor Code Analysis	12/03/2007
RG 00.02	Phase 1 Second & Third Floor Code	12/03/2007
RG 00.03	Phase 1 Code Analysis	12/03/2007
RG 00.04	Phase 1 UL Design Details	12/03/2007
RG 00.05	Phase 1 UL Design Details	12/03/2007
RG 00.06	Phase 1 UL Design Details	12/03/2007
RG 20.11	Layout Plan	12/03/2007
RG 20.12	Grading & Drainage Plan	12/03/2007
RG 20.13	Planting Plan	12/03/2007
RG 20.14	Lighting Plan	12/03/2007
RG 20.15	Site Details	12/03/2007
RG 20.16	Site Details	12/03/2007
RG 30.01	Phase 1 Basement Floor Plan	12/03/2007
RG 30.11	Phase 1 First Floor Plan	12/03/2007
RG 30.21	Phase 1 Second Floor Plan	12/03/2007
RG 30.31	Phase 1 Third Floor Plan	12/03/2007
RG 30.41	Phase 1 Attic Floor Plan	12/03/2007
RG 30.51	Phase 1 Roof Plan	12/03/2007
RG 30.60	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.61	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.62	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.63	Phase 1 Basement Enlarged Plan	12/03/2007
RG 30.70	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.71	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.72	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.73	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.74	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.75	Phase 1 First Floor Enlarged Plan	12/03/2007
RG 30.80	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.81	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.82	Phase 1 Second Floor Enlarged Plan	12/03/2007





RG 30.83	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.84	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 30.85	Phase 1 Second Floor Enlarged Plan	12/03/2007
RG 31.01	Phase 1 Building Elevations	12/03/2007
RG 31.02	Phase 1 Courtyard Elevations	12/03/2007
RG 32.01	Phase 1 Building Sections	12/03/2007
RG 32.02	Phase 1 Building Sections	12/03/2007
RG 33.01	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.02	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.03	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.04	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.05	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.06	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.07	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.08	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.09	Phase 1 Porte Cochere	12/03/2007
RG 33.10	Phase 1 Porte Cochere & Porch	12/03/2007
RG 33.11	Phase 1 Loading Dock	12/03/2007
RG 33.12	Phase 1 Shaft Sections	12/03/2007
RG 33.13	Phase 1 Shaft Sections	12/03/2007
RG 33.14	Phase 1 Shaft Sections	12/03/2007
RG 33.15	Phase 1 Wall Sections & Detail Elevation	12/03/2007
RG 33.21	Phase 1 Wall Details	12/03/2007
RG 33.22	Phase 1 Wall, Roof, Stair & Porte Cochere Details	12/03/2007
RG 33.23	Phase 1 Wall & Roof Details	12/03/2007
RG 33.24	Phase 1 Wall & Roof Details	12/03/2007
RG 33.31	Phase 1 Plan Details	12/03/2007
RG 33.32	Phase 1 Plan Details	12/03/2007
RG 34.01	Phase 1 Stair & Elevator Sections	12/03/2007
RG 34.02	Phase 1 Stair & Elevator Sections & Details	12/03/2007
RG 35.01	Phase 1 Partition Schedules & Details	12/03/2007
RG 35.02	Phase 1 Door Schedule	12/03/2007
RG 35.03	Phase 1 Door Schedule	12/03/2007
RG 35.04	Phase 1 Door, Window, & Louver Types	12/03/2007
RG 35.05	Phase 1 Window & Louver Details	12/03/2007
RG 35.06	Phase 1 Window, Door, & Storefront Details	12/03/2007
RG 36.01	Phase 1 Interior Elevations	12/03/2007
RG 36.02	Phase 1 Interior Elevations	12/03/2007
RG 36.03	Phase 1 Interior Elevations	12/03/2007
RG 36.11	Phase 1 Corridor Elevations	12/03/2007

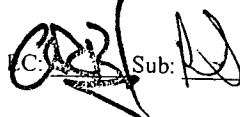
RG 36.12	Phase 1 Corridor Elevations	12/03/2007
RG 36.21	Phase 1 Casework Details	12/03/2007
RG 36.22	Phase 1 Casework Details	12/03/2007
RG 38.01	Phase 1 Basement Reflected Ceiling Plan	12/03/2007
RG 38.11	Phase 1 First Floor Reflected Ceiling Plan	12/03/2007
RG 38.21	Phase 1 Second Floor Reflected Ceiling Plan	12/03/2007
RG 38.31	Phase 1 Third Floor Reflected Ceiling Plan	12/03/2007
RG 39.01	Phase 1 Basement Signage Plan	12/03/2007
RG 39.11	Phase 1 First Floor Signage Plan	12/03/2007
RG 39.21	Phase 1 Second Floor Signage Plan	12/03/2007
RG 39.31	Phase 1 Third Floor Signage Plan	12/03/2007
RG 40.01	Phase 1 Basement Floor Finish Extent Plan	12/03/2007
RG 40.11	Phase 1 First Floor Finish Extent Plan	12/03/2007
RG 40.21	Phase 1 Second Floor Finish Extent Plan	12/03/2007
RG 40.31	Phase 1 Third Floor Finish Extent Plan	12/03/2007
RG 45.01	Phase 1 Finish Key & Schedule	12/03/2007
RG 45.02	Phase 1 Finish Schedule	12/03/2007
RG 46.01	Phase 1 Floor Finish Details	12/03/2007
RG 46.02	Phase 1 Floor Finish Details	12/03/2007
RG 46.03	Phase 1 Floor Finish Details	12/03/2007
RG 46.04	Phase 1 Finish Elevations	12/03/2007
RG 46.05	Phase 1 Finish Elevations	12/03/2007
RG 46.06	Phase 1 Finish Elevations	12/03/2007
RG 46.07	Phase 1 Finish Elevations	12/03/2007
RG 49.01	Phase 1 Basement Floor Furniture Plan	12/03/2007
RG 49.11	Phase 1 1st Floor Furniture Plan	12/03/2007
RG 49.21	Phase 1 2nd Floor Furniture Plan	12/03/2007
RG 49.31	Phase 1 3rd Floor Furniture Plan	12/03/2007
RG 50.01	Food Service Equipment Floor Plan	12/03/2007
RG 50.02	Food Service Equipment Plumbing Plan	12/03/2007
RG 50.03	Food Service Equipment Electrical Plan	12/03/2007
RG 50.04	Food Service Equipment Ventilation Plan	12/03/2007
RG 50.05	Food Service Equipment Special Conditions Plan	12/03/2007
RG 50.06	Food Service Equipment Details and Elevations	12/03/2007
RG 50.07	Food Service Equipment Details and Elevations	12/03/2007
RG 50.08	Food Service Equipment Details and Elevations	12/03/2007
RG 50.09	Food Service Equipment Details and Elevations	12/03/2007
RG 60.01	Phase 1 Foundation Plan	12/03/2007
RG 60.11	Phase 1 1st Floor Framing Plan	12/03/2007
RG 60.21	Phase 1 2nd Floor / Low Roof Framing Plan	12/03/2007

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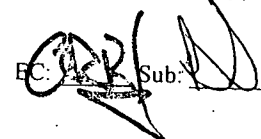
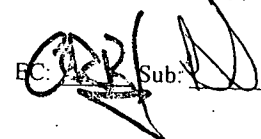
RG 60.31	Phase 1 3rd Floor / Low Roof Framing Plan	12/03/2007
RG 60.41	Phase 1 Roof Framing Plan	12/03/2007
RG 61.01	Foundation Details	12/03/2007
RG 61.02	Foundation Sections	12/03/2007
RG 62.01	Framing Details	12/03/2007
RG 62.02	Framing Sections	12/03/2007
RG 62.03	Framing Sections and Truss Configurations	12/03/2007
RG 63.01	General Notes and Schedules	12/03/2007
RG 70.00	Plumbing Cover Sheet	12/03/2007
RG 70.01	Phase 1 Foundation Plumbing Plan	12/03/2007
RG 70.02	Phase 1 Basement Plumbing Plan	12/03/2007
RG 70.11	Phase 1 First Floor Plumbing Plan	12/03/2007
RG 70.21	Phase 1 Second Floor Plumbing Plan	12/03/2007
RG 70.31	Phase 1 Third Floor Plumbing Plan	12/03/2007
RG 70.41	Phase 1 Attic Plumbing Plan	12/03/2007
RG 71.01	Phase 1 Main Mechanical Room Plumbing Plan	12/03/2007
RG 71.02	Phase 1 Laundry Plumbing Plan	12/03/2007
RG 71.03	Phase 1 Kitchen Plumbing Plan	12/03/2007
RG 71.11	Phase 1 Partial PLMG Plan - 1st Floor Core Support	12/03/2007
RG 71.12	Phase 1 Partial PLMG Plan - 1st Floor Wing A	12/03/2007
RG 71.13	Phase 1 Partial PLMG Plan - 1st Floor Wing B	12/03/2007
RG 71.14	Phase 1 Partial PLMG Plan - 1st Floor Wings C & D	12/03/2007
RG 71.15	Phase 1 Partial PLMG Plan - 1st Floor Comm. Bldg	12/03/2007
RG 71.21	Phase 1 Partial PLMG Plan - 2nd Floor Core Support	12/03/2007
RG 71.22	Phase 1 Partial PLMG Plan - 2nd Floor Wing A	12/03/2007
RG 71.23	Phase 1 Partial PLMG Plan - 2nd Floor Wing B	12/03/2007
RG 71.24	Phase 1 Partial PLMG Plan - 2nd Floor Wings C & D	12/03/2007
RG 71.25	Phase 1 Partial PLMG Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 71.31	Phase 1 Partial PLMG Plan - 3rd Floor Core Support	12/03/2007
RG 71.32	Phase 1 Partial PLMG Plan - 3rd Floor Wing A	12/03/2007
RG 71.33	Phase 1 Partial PLMG Plan - 3rd Floor Wing B	12/03/2007
RG 71.34	Phase 1 Partial PLMG Plan - 3rd Floor Wings C & D	12/03/2007
RG 72.01	Plumbing Details	12/03/2007
RG 72.02	Plumbing Details	12/03/2007
RG 73.01	Plumbing Risers (Sanitary)	12/03/2007
RG 73.02	Plumbing Risers (Sanitary)	12/03/2007
RG 73.03	Plumbing Riser Sheet (Domestic Water)	12/03/2007
RG 73.04	Plumbing Riser Sheet	12/03/2007
RG 73.05	Plumbing Risers Sheet	12/03/2007
RG 73.06	Plumbing Risers (Fire & Gas)	12/03/2007

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RG 74.01	Plumbing Schedule	12/03/2007
RG 80.00	Mechanical Cover Sheet	12/03/2007
RG 80.01	Phase 1 Basement Mechanical Plan	12/03/2007
RG 80.11	Phase 1 First Floor Mechanical Plan	12/03/2007
RG 80.21	Phase 1 Second Floor Mechanical Plan	12/03/2007
RG 80.31	Phase 1 Third Floor Mechanical Plan	12/03/2007
RG 80.41	Phase 1 Attic Mechanical Plan	12/03/2007
RG 81.01	Phase 1 Main Mechanical Room - Mechanical Plan	12/03/2007
RG 81.02	Phase 1 Laundry Mechanical Plan	12/03/2007
RG 81.03	Phase 1 Kitchen Mechanical Plan	12/03/2007
RG 81.04	Phase 1 Basement General Space Mechanical Plan	12/03/2007
RG 81.11	Phase 1 Partial MECH Plan - 1st Floor Core Support	12/03/2007
RG 81.12	Phase 1 Partial MECH Plan - 1st Floor Wing A	12/03/2007
RG 81.13	Phase 1 Partial MECH Plan - 1st Floor Wing B	12/03/2007
RG 81.14	Phase 1 Partial MECH Plan - 1st Floor Wings C & D	12/03/2007
RG 81.15	Phase 1 Partial MECH Plan - 1st Floor Comm. Bldg	12/03/2007
RG 81.21	Phase 1 Partial MECH Plan - 2nd Floor Core Support	12/03/2007
RG 81.22	Phase 1 Partial MECH Plan - 2nd Floor Wing A	12/03/2007
RG 81.23	Phase 1 Partial MECH Plan - 2nd Floor Wing B	12/03/2007
RG 81.24	Phase 1 Partial MECH Plan - 2nd Floor Wings C & D	12/03/2007
RG 81.25	Phase 1 Partial MECH Plan - 2nd Floor Comm. Bldg	12/03/2007
RG 81.31	Phase 1 Partial MECH Plan - 3rd Floor Core Support	12/03/2007
RG 81.32	Phase 1 Partial MECH Plan - 3rd Floor Wing A	12/03/2007
RG 81.33	Phase 1 Partial MECH Plan - 3rd Floor Wing B	12/03/2007
RG 81.34	Phase 1 Partial MECH Plan - 3rd Floor Wings C & D	12/03/2007
RG 82.01	Mechanical Details	12/03/2007
RG 82.02	Mechanical Details	12/03/2007
RG 82.03	Mechanical Details	12/03/2007
RG 82.04	Mechanical Details	12/03/2007
RG 82.05	Mechanical Sections	12/03/2007
RG 83.01	Mechanical Schematic Diagrams	12/03/2007
RG 83.02	Mechanical Duct Risers	12/03/2007
RG 83.03	Mechanical Piping Risers	12/03/2007
RG 84.01	Mechanical Schedules	12/03/2007
RG 90.00	Electrical Cover Sheet	12/03/2007
RG 90.01	Phase 1 Basement Lighting Plan	12/03/2007
RG 90.02	Phase 1 Basement Power Plan	12/03/2007
RG 90.11	Phase 1 First Floor Lighting Plan	12/03/2007
RG 90.12	Phase 1 First Floor Power Plan	12/03/2007
RG 90.21	Phase 1 Second Floor Lighting Plan	12/03/2007

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RG 90.22	Phase 1 Second Floor Power Plan	12/03/2007
RG 90.31	Phase 1 Third Floor Lighting Plan	12/03/2007
RG 90.32	Phase 1 Third Floor Power Plan	12/03/2007
RG 90.41	Phase 1 Attic Electrical Plan	12/03/2007
RG 91.01	Phase 1 Main Mechanical Room Electrical Plan	12/03/2007
RG 91.02	Phase 1 Kitchen Electrical Plan	12/03/2007
RG 91.03	Phase 1 Laundry Room & Basement Elec. Room Plans	12/03/2007
RG 91.04	Phase 1 Pantry Electrical & Mechanical Room Plans	12/03/2007
RG 93.01	Electrical Riser Diagram	12/03/2007
RG 93.02	Fire Alarm Riser Diagram	12/03/2007
RG 94.01	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.02	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.03	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.04	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.05	Phase 1 Electrical Panel Schedules	12/03/2007
RG 94.06	Phase 1 Electrical Panel Schedules	12/03/2007
RG 95.01	Telecommunications Voice & Data Riser Diagrams	12/03/2007
RG 95.02	Telecommunications CATV & CCTV Riser Diagram	12/03/2007
RG 95.03	Telecommunications Intercom CCTV & Audio Diagrams	12/03/2007
RG 96.01	Phase 1 Unit Electrical Plans	12/03/2007
RG 97.01	Phase 1 Special Systems Basement Plan	12/03/2007
RG 97.11	Phase 1 Special Systems First Floor Plan	12/03/2007
RG 97.21	Phase 1 Special Systems Second Floor Plan	12/03/2007
RG 97.31	Phase 1 Special Systems Third Floor Plan	12/03/2007
RG 98.01	Maris Grove 1st Floor Nurse Call / Dementia	12/03/2007
RG 98.01	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.02	Maris Grove 2nd Floor Nurse Call	12/03/2007
RG 98.03	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.03	Maris Grove 3rd Floor Nurse Call	12/03/2007
RG 98.04	Maris Grove Basement Central Equipment	12/03/2007
RG 98.04	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.05	Maris Grove 1st Floor Wireless	12/03/2007
RG 98.05	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.06	Maris Grove 2nd Floor Wireless	12/03/2007
RG 98.06	Integrated Healthcare Monitoring System -	12/03/2007
RG 98.07	Integrated Health Monitoring System -	12/03/2007
RG 98.07	Maris Grove 3rd Floor Wireless	12/03/2007
RG 99.01	Maris Grove Basement	12/03/2007
RG 99.01	Departure Alert & Access Control Systems -	12/03/2007

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RG 99.02	Departure Alert & Access Control Systems -	12/03/2007
RG 99.02	Maris Grove First Floor	12/03/2007
RG 99.03	Departure Alert & Access Control Systems -	12/03/2007
RG 99.03	Maris Grove Second Floor	12/03/2007
RG 99.04	Departure Alert & Access Control Systems -	12/03/2007
RG 99.04	Maris Grove Third Floor	12/03/2007
RG 99.05	Departure Alert & Access Control Systems	12/03/2007
Specs Modifications	Modifications to Specifications	12/20/2007
Specs Project Manual	Landscape Specifications	12/03/2007
Specs Volume I	Divisions 1-14	12/03/2007
Specs Volume II	Divisions 15-16	12/03/2007

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## EXHIBIT "B"

### SUBCONTRACTOR SCOPE OF WORK

#### MARIS GROVE RENAISSANCE GARDENS 1.0

The subcontractor (BUILDING SYSTEMS) shall provide all materials, labor, equipment, tools, shop drawings, submittals, transportation, taxes, insurance, support functions, and any other items or services necessary for and reasonably incidental to the proper execution of the work, to complete the masonry work for the Maris Grove Renaissance Gardens 1.0 project in accordance with the Drawings and Specifications prepared by Wallace Roberts & Todd LLC dated 12/3/2007 in general, Specification Section 04200 (Unit Masonry), 04435 (Decorative Precast Concrete), 04720 (Cast Stone) in particular, and in compliance with all applicable codes and regulations. The work shall include, but is not limited to the following:

1. The subcontractor shall furnish and install in accordance with the plans and specifications the following:
  - All brick veneer, including cast stone and smooth face block.
  - All above and below grade CMU walls, including grout fill.
  - All joint reinforcing in masonry.
  - Building wrap, 15# felt paper (excluding roof).
  - Brick ties with neoprene gaskets.
  - 5oz copper flashing in brick system.
  - Pea Gravel for mortar drainage at wall cavity.
  - Colored mortar as specified.
  - All weeps and drips as specified.
  - All reinforcing steel with in masonry.
  - All required masonry ties.
2. Install all items furnished by others which are embed in CMU walls before grouting, including masonry lintels, bolts, plates, and any other items.
3. Promptly remove any mortar droppings that fall on finish work such as, but not limited to, concrete slabs, doors, door frames, windows, window frames, glass, etc. Do not allow mortar droppings to accumulate on top of flashing between brick face and CMU so as to retard the flow of water through weeps. Clean mortar out of cavities and cavity walls.
4. This subcontractor is responsible for furnishing, installing, and maintaining the safe integrity of the scaffolding for the duration it is erected. This subcontractor is responsible for promptly removing the scaffolding as directed by Erickson Construction, LLC. This subcontractor must provide and identify a "competent erection person". No deviations from the above will be accepted or tolerated.
5. During inclement weather, cover all CMU units to prevent saturation.
6. Furnish and install rigid insulation at exterior walls where required.

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7. Furnish and install all masonry work at Porte Cochere, Ref. dwgs. RG 33.09 & 33.10
8. Furnish and install dampproofing where shown and in accordance with the plans and specifications.
9. All required parging of masonry wall in accordance with the plans and specifications is included.
10. If window templates are supplied by Erickson Construction, LLC, the Subcontractor shall relocate them as necessary to properly complete the masonry work.
11. Clean and wash down all brickwork upon completion of each section to allow dismantling of scaffolding or the continuation of other trades that the wash down may impede.
12. All work must be completed in strict compliance with the codes, standards, and tolerances as defined in the applicable specification sections.
13. Cold weather protection, heat and temporary enclosures are excluded.
14. Provide labor and materials necessary to complete the masonry portion of any mock-up panels required by the Owner and/or Architect.
15. Furnish, install, and maintain leading edge safety railing as necessary.
16. Protect all materials and equipment from grout or mortar overspill.
17. Subcontractor must have a valid Concord Township contractor license.
18. Work hours for all trades will only be permitted on Monday thru Friday from 7:05am to 5:00pm. All Saturday, Sunday, and work after 5:00pm must be pre-approved by Erickson Construction, LLC during the week prior to when the work is to be performed.
19. Subcontractor must properly coordinate all field activities with the appropriate Erickson Construction, LLC Project Superintendent.
20. Subcontractor shall work Saturdays at no additional cost to make-up for lost days due to inclement weather. Other unforeseeable conditions, or scheduling dictations are to be based on a per item basis.
21. Authorized representatives of the subcontractor must attend weekly progress meetings held at the jobsite. Subcontractor's representatives must be familiar with the project and authorized to conclude matters relating to the work.
22. Subcontractor must provide full-time, English speaking, on-site supervision at all times during their work.
23. Complete all work in accordance with schedules provided by Erickson Construction, LLC.
24. Material Storage: All material must be stored in an area designated by the Project Superintendent and in such a manner that does not create a safety hazard to any structure or personnel. Subcontractor is responsible for any damage caused by improper materials stocking. Excess material and equipment must be removed in a timely manner.
25. Clean-Up: Subcontractor is responsible for the daily cleanup and disposal of all trash generated by their activities to a dumpster provided by Erickson Construction, LLC. On a daily basis the

EC: [Signature] Sub: [Signature]



Subcontractor must promptly remove their trash and leave the work area broom clean. The Subcontractor shall have sufficient labor on site to keep their work areas clean and orderly on a daily basis so as to allow other trades access and to maintain a safe working environment.



26. Subcontractor shall provide all necessary manpower and equipment to receive, unload, store-on-site, stock, hoist, and lift all materials furnished and/or installed by this Subcontractor.
27. All delivery and freight costs to the jobsite are included.
28. All applicable sales taxes are included.
29. Subcontractor is to adhere to Erickson Construction's Smoking Policy; that is, smoking of or carrying lit tobacco products within or on all Erickson Construction, LLC structures under construction is banned.
30. Subcontractor shall coordinate the location of cranes, delivery vehicles, other equipment and materials with the Erickson Construction, LLC Project Superintendent.
31. Subcontractor understands all construction vehicles and employees must use only the designated construction entrances located at Brinton Lake Rd. off of Rte. 1 and park only in designated areas. No construction traffic will be allowed to exit or enter off of Evergreen Dr. /Main Entrance. Exiting left onto Brinton Lake Road from the jobsite or entering right onto the job site off of Brinton Lake Road will never be allowed. Any subcontractor owned vehicle, subcontractor employee vehicles, subcontractor equipment, subcontractor's tier subcontractors and/or suppliers exiting or entering the job site other than as stipulated above will result in a minimum fine of \$500.00 per occurrence to Subcontractor. The fine amount will be deducted from the contract between Erickson Construction and Subcontractor via change order each month.
32. This subcontractor is to provide adequate and proper safety protection for its personnel and equipment and shall strictly comply with all the rules and regulations of the Federal Occupational Safety and Health Act, all other applicable health and safety laws and regulations, and of the Erickson Construction Safety Program. Hard hats, thick soled shoes (not sneakers), full length pants and shirts are to be worn by all personnel employed on the job by this Subcontractor at all times. Payments may be withheld in the form of fines for violations. Accidents to personnel of this Subcontractor, no matter how minor, will be promptly reported in detail to the Project Superintendent and/or site safety officer within twenty four (24) hours of the incident. Photographs must be taken by the Subcontractor of the accident location and copies of those and all applicable hospital reports must be submitted. Fines levied by Erickson Construction, LLC due to acts of this Subcontractor for failure to comply with the safety regulations and requirements of OSHA and all other applicable health and safety laws and regulations, will be paid by this Subcontractor or deducted from its Subcontract amount as described elsewhere in the Subcontract. This Subcontractor and its sub-subcontractors may be required to provide a copy of its Safety Program to the Project Superintendent prior to commencing work at the project site. No cost extras or time extensions will be recognized for failure to meet the requirement.
33. The dedication plaque is included in this scope of work. (engraving details provided by Erickson Construction).
34. The add alternate of 12" CMU grouted solid and parged in lieu of concrete foundation walls at all 4" SOG @ elevation 402.00' will be accepted for the sum of \$ 40,800.00

END OF EXHIBIT 'B'

## EXHIBIT "C"

### SUBCONTRACTOR SCHEDULE OF VALUES

1. Subcontractor agrees to perform the Work in accordance with the terms and provisions of the Subcontract and in accordance with the Contract Documents. Subcontractor shall perform the Work as detailed and in accordance with the Subcontract Analysis for the sum of \$649,800.00.

EC Sub:  

**Exhibit "D.1"**  
**Instructions for "Exhibit D"**

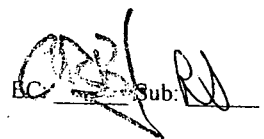
Subcontractors/Suppliers shall submit attached Application and Certificate for Payment (Exhibit D) for payment processing to:

**ERICKSON CONSTRUCTION, L.L.C.**  
**115 Brinton Lake Road**  
**Glen Mills, PA, 19342**

**ATTN: Project Manager, Michael James**

Your application for payment, using the attached Application and Certificate for Payment (Exhibit D) form, must be fully completed, and must be in our office at the above address *no later than the 20<sup>th</sup> of the month.*

If your Application and Certificate for Payment is not fully completed and received in our office, at the above address *by the 20<sup>th</sup> of the month*, your payment will be delayed until the following months payment cycle.

EC Sub: 

**EXHIBIT "D"**  
**APPLICATION AND CERTIFICATE FOR PAYMENT**

**TO:**       **ERICKSON CONSTRUCTION, LLC.**  
              703 Maiden Choice Lane  
              Baltimore, MD 21228

**DATE:**

**FROM:**    Building Systems

**PROJECT:**       512EC10  
**JOB:**            Maris Grove Renaissance Gardens  
**APPLICANT NO.:**  
**PERIOD TO:**

1. Original Contract Amount	\$ _____
2. Change Orders Issued to Date (Thru C.O. # _____)	\$ _____
3. Contract Sum to Date (Line 1+2)	\$ _____
4. Total Completed & Stored to Date	\$ _____
5. Less Retainage (_____ %)	\$ _____
6. Total Earned to Date Less Retainage (Line 4-5)	\$ _____
7. Less Previous Requisitions	\$ _____
8. Payment Due This Period (Line 6-7)	\$ _____

**SUBCONTRACTORS AFFIDAVIT & RELEASE OF LIEN:**

The undersigned Subcontractor certifies; (i) that the work for which this payment request is being submitted has been completed in accordance with the Contract Documents; (ii) that it has paid its employees, sub-subcontractors, and material suppliers for all work and material for which Erickson Construction has paid previous requests for payment; (iii) that the amount of this invoice is due.

**CONTRACTOR: By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Officer, General Partner, or Owner)

**Note:**    Payment will be made for only those costs which are included as part of the Original Contract amount or for which a Change Order has been issued by Erickson Construction L.L.C. Please provide a list of any outstanding claims for additional costs or pending extras.

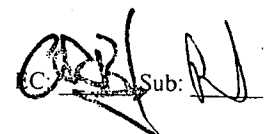
**NOTES:**

**TO BE COMPLETED BY PROJECT MANAGER**

RETAINAGE RELEASE	\$ _____
PROGRESS BILLING	\$ _____
RETAINAGE HELD	\$ _____
TOTAL AMOUNT DUE	\$ _____
PROJECT NUMBER	512EC10
COST CODE #	48400-042000
APPROVED BY	_____
APPROVED DATE	_____

FINAL PAYMENT	
PUNCH LIST COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
WARRANTY COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO
ATTIC STOCK DELIVERED	<input type="checkbox"/> YES <input type="checkbox"/> NO
O&M (CLOSEOUT BOOK -DEL)	<input type="checkbox"/> YES <input type="checkbox"/> NO
CHANGE ORDERS COMPLETED	<input type="checkbox"/> YES <input type="checkbox"/> NO

FOR ACCOUNTING USE ONLY	
DATE RECEIVED	_____
REVIEWED BY	_____

  
Sub: \_\_\_\_\_

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**


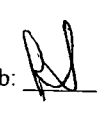
The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and must be in our office at the above address no later than the last day of the month.

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**

EC:  Sub: 

**EXHIBIT "F"**  
**CONTRACTORS, SUBCONTRACTORS AND SUPPLIER**  
**FINAL RELEASE OF LIENS**

STATE OF:	)	Original Contract Amount:	\$
	) S.S.	Approved Change Orders:	\$
COUNTY OF:	)	Adjusted Contract Amount:	\$
		Completed to Date:	\$
		Retention:	\$
		Total Earned (Less Retention):	\$
		Previous Payments:	\$
		Current Payment:	\$
		Contract Balance:	\$

TO: CHICAGO TITLE INSURANCE COMPANY (Title Insurer)  
\_\_\_\_ (Lender)  
\_\_\_\_ (Owner)  
\_\_\_\_ (Contractor)

The UNDERSIGNED being duly sworn states that he is the \_\_\_\_\_ (title)  
of \_\_\_\_\_ (firm) who has a contract with \_\_\_\_\_  
for furnishing \_\_\_\_\_ for the improvements being erected on real  
estate known and identified as Maris Grove Renaissance Gardens 1.0 located in \_\_\_\_\_  
County, State of \_\_\_\_\_ and owned by \_\_\_\_\_

The UNDERSIGNED, for and in consideration of the sum of \_\_\_\_\_  
(\$ \_\_\_\_\_) in payment of invoice or application dated \_\_\_\_\_ and other good and  
valuable consideration, the receipt of which is hereby acknowledged, does hereby waive and release any and all liens or  
claims of right of lien on the aforementioned property and improvements thereon, and on monies or other consideration due or  
to become due on account of labor or services, materials, fixtures or apparatus heretofore furnished, prior to  
\_\_\_\_\_, 20 \_\_\_\_\_, except for the retention stated above.

The UNDERSIGNED, respectfully warrants that the contract status set forth above is an accurate statement, and no  
other sums are claimed, that all laborers, subcontractors, and suppliers employed by him have been paid all sums previously  
due and all current sums due out of this payment and that none of such laborers, subcontractors or suppliers is or will be  
entitled to claim or assert any claim against the above described real estate or the improvements thereon for labor or materials  
furnished to or for the account of the undersigned. (Upon request, the undersigned shall list the name of each of his  
subcontractors, and suppliers, with contract and payment status, on CTI's form F-3926 - Contractors and Subcontractors  
Affidavit, attach same hereto and upon request furnish waivers from said parties).

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Contractor/Supplier/Subcontractor



By: \_\_\_\_\_

\_\_\_\_\_  
(Title)

Signed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

EC  Sub: 

**EXHIBIT "G1"**  
**Instructions for Exhibit "G"**

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Accounts Payable Clerk**

**EXHIBIT G – VENDOR/TEIR SUBCONTRACTOR LIST**

The attached Vendor/Tier Subcontractor List (Exhibit G) from must be fully completed, properly executed by authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized and must be in our office at the above address no later than the 20<sup>th</sup> day of the month.

If you Vendor/Tier Subcontractor list (Exhibit G) is not fully executed and received on a timely basis, i.e. no later that the 20<sup>th</sup> day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.


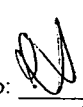
EC:  Sub: 

EXHIBIT "G"

Vendor/Tier Subcontractor List

Please identify below on the spaces provided the names of all tier subcontractors and/or vendors who will supply materials and/or services whose value will exceed \$1,000.00 to the referenced project, the contact person, addresses and telephone numbers for each.

Company Name New Holland Concrete  
Contact Paul Hartline  
Address New Holland, PA 17508  
Telephone 717-354-1039  
Fax 717-354-1369

Company Name Houston Clay Products  
Contact Bill Gentile  
Address 2700 Terwood Rd., Willow Grove, PA 19090  
Telephone 800-220-1677  
Fax 215-259-6965

Company Name Dixie Brick  
Contact Mike Clements  
Address P.O. Box 130, Collingswood, NJ 08108  
Telephone 215-922-3029  
Fax 856-858-6969

Company Name Delaware Valley Concrete  
Contact Dispatch  
Address P.O. Box 957, Hatfield, PA 19040  
Telephone 215-695-8700  
Fax 215-443-8326

Company Name Dan Rite Sand  
Contact Dispatch  
Address 573 E. Green Ave., Vineland, NJ 08360  
Telephone 856-825-9900  
Fax 856-692-1103

Company Name Quikrete  
Contact Dispatch  
Address P.O. Box 930134, Atlanta, GA 30354  
Telephone 856-768-6642  
Fax 856-768-6703

Company Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Company Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_

Company Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax \_\_\_\_\_


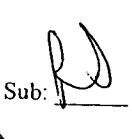


## EXHIBIT "H" Schedule B INSURANCE

Subcontractor shall obtain insurance of the types and in the amounts described below:

TYPE OF COVERAGE	AMOUNT OF COVERAGE (LIMITS)
<u>AD.1 Worker's Compensation</u>  <u>Employer's Liability</u>	Statutory Limits (set by states)  Bodily Injury by Accident = \$100,000. Ea. Accident Bodily Injury by Disease = \$500,000. Policy Limit Bodily Injury by Disease = \$100,000. Ea. Employee
<u>AD.2 Commercial General Liability:</u> written on ISO occurrence form and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).  <u>The policy must not be limited by Residential construction exclusions that are applicable to the work performed under this agreement.</u>	<u>Occurrence Form, minimum required limits:</u>  General Aggregate Limit (other than Products/Completed Operations): \$1,000,000.  Products/Completed Operations Aggregate Limit: \$1,000,000.  Each Occurrence Limit: \$1,000,000.  Personal Injury & Advertising Injury Limit: \$1,000,000.  Contractual Liability: \$1,000,000.
<u>AD.3 Business Auto Liability:</u> covering any automobile, including hired and non-owned auto's	Minimum required limits:  Bodily Injury Each Person: \$1,000,000. Bodily Injury Each Accident: \$1,000,000. Property Damage Each Accident: \$1,000,000.  Or, \$1,000,000. combined bodily injury and property damage each accident limit for all of the above
<u>AD.4 Commercial Umbrella Insurance Policy:</u> or Excess Liability coverage applicable to Employers Liability, General Liability, and Automobile Liability and meeting at least the same coverage requirements under each as stated above.	<u>Occurrence Form, minimum required limits:</u>  \$4,000,000. each occurrence \$4,000,000. aggregate
<u>AD.5 Property Insurance:</u> covering all personal property including rented, leased or borrowed tools and equipment brought on site by Subcontractor. Subcontractor hereby waives all right of recovery against Contractor, its parent company, Owner, and Operator for loss or damage to such property however caused.	Replacement Cost or Actual Cash Value

(\*Refer to Article 12.1.2 for additional insured requirements.)

 Sub: 

**EXHIBIT "I"**

**Payment Bond**

**AIA Document A312 – Electronic Format**

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.

## EXHIBIT "J"

### Performance Bond

#### AIA Document A312 – Electronic Format

- Subcontractor must include the name of the Owner and Lender as Dual Oblige.
- Subcontractor may provide this information in the form of a Dual Oblige Rider.
- Two original copies of all bonds are required and should be forwarded to the Corporate Office located at: 991 Corporate Blvd., Linthicum, MD 21090.

Sub: 

## **Bond Information**

In order for your surety to complete the Payment and Performance Bond (see Section 12.4 and Exhibits "I" and "J" of your contract), you will need to provide the following additional information:

For the purposes of the bond itself, the "Owner" name on page 1 for both the Performance Bond and Payment Bond should read:

Erickson Construction, LLC  
703 Maiden Choice Road  
Baltimore, MD 21228

For the purposes of the Dual Obligatee Rider, the following should be used:

Owner  
Concord Campus, LP  
701 Maiden Choice Lane  
Baltimore, MD 21228

Lender  
PNC Bank, NA  
2 Hopkins Plaza  
P.O. Box 1477  
Baltimore, MD 21201

**EXHIBIT "E"**  
**CONTRACTORS, SUBCONTRACTORS AND SUPPLIER**  
**PARTIAL RELEASE OF LIENS**

STATE OF:

COUNTY OF:

Original Contract Amount: \$ \_\_\_\_\_  
Approved Change Orders: \$ \_\_\_\_\_  
Adjusted Contract Amount \$ \_\_\_\_\_  
Completed to Date: \$ \_\_\_\_\_  
Retention: \$ \_\_\_\_\_  
Total Earned (Less Retention): \$ \_\_\_\_\_  
Previous Payments: \$ \_\_\_\_\_  
Current Payment: \$ \_\_\_\_\_  
Contract Balance: \$ \_\_\_\_\_

TO: CHICAGO TITLE INSURANCE COMPANY (Title Insurer)  
\_\_\_\_ (Lender)  
\_\_\_\_ (Owner)  
\_\_\_\_ (Contractor)

The UNDERSIGNED being duly sworn states that he is the \_\_\_\_\_ (title)  
of \_\_\_\_\_ (firm) who has a contract with \_\_\_\_\_  
for furnishing \_\_\_\_\_ for the improvements being erected on  
real estate known and identified as Maris Grove Renaissance Gardens 1.0 located in \_\_\_\_\_  
County, State of \_\_\_\_\_ and owned by \_\_\_\_\_

The UNDERSIGNED, for and in consideration of the sum of \_\_\_\_\_  
(\$ \_\_\_\_\_) in payment of invoice or application dated \_\_\_\_\_ and other good and  
valuable consideration, the receipt of which is hereby acknowledged, does hereby waive and release any and all liens or  
claims of right of lien on the aforementioned property and improvements thereon, and on monies or other consideration due or  
to become due on account of labor or services, materials, fixtures or apparatus heretofore furnished, prior to  
\_\_\_\_\_, 20\_\_\_\_, except for the retention stated above.

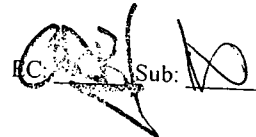
The UNDERSIGNED, respectfully warrants that the contract status set forth above is an accurate statement, and no  
other sums are claimed, that all laborers, subcontractors, and suppliers employed by him have been paid all sums previously  
due and all current sums due out of this payment and that none of such laborers, subcontractors or suppliers is or will be  
entitled to claim or assert any claim against the above described real estate or the improvements thereon for labor or materials  
furnished to or for the account of the undersigned. (Upon request, the undersigned shall list the name of each of his  
subcontractors, and suppliers, with contract and payment status, on CTI form F-3926 - Contractors and Subcontractors  
Affidavit, attach same hereto and upon request furnish waivers from said parties).

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ Contractor/Supplier/Subcontractor

\_\_\_\_\_  
Signature & Title (Must be an Officer)

Signed and sworn to before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public Signature

EC Sub: 

**EXHIBIT "E1" & "F1"**  
**Instructions for Exhibits E & F**

Subcontractors/Suppliers shall submit attached Partial Release of Liens (Exhibit E) and Final Release of Liens (Exhibit F) for payment processing to:

**ERICKSON CONSTRUCTION, LLC.**  
**Corporate Office**  
**991 Corporate Blvd.**  
**Linthicum, Maryland 21090**  
**Attn: Contract Administrator**

**EXHIBIT E – PARTIAL RELEASE OF LIENS**

The attached Partial Release of Liens (Exhibit E) form must be fully completed, properly executed by a authorized Corporate Officer or Owner/Proprietor with Original Signatures, Notarized, and **must be in our office at the above address no later than the last day of the month.**

If your Partial Release of Liens (Exhibit E) is not fully executed and received on a timely basis, i.e. no later than the last day of the month, previous payment not covered by a current waiver of lien will be deducted from your expected payment.

**EXHIBIT F – FINAL RELEASE OF LIENS**

The attached Final Release of Liens (Exhibit F) form must be fully completed, properly executed by a authorized Corporate Officers or Owner/Proprietary with original signatures, Notarized, and **must be in our office at the above address no later than the last day of the month or at issuance of Final Payment.**

**NO FINAL PAYMENTS WILL BE ISSUED UNTIL FINAL RELEASE OF LIENS IS IN HAND.**

Building Systems

131 Wallace Avenue #8  
Downingtown, PA 19335

# Invoice

Date	Invoice #
6/23/2009	1821

Bill To
Erickson Constructio 115 Brinton Lake Road Glen Mills, PA 19342

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
BS Sales	pressure wash-site work at Maris Grove 2.4,  Pressure wash on 5/14/09 1 Mason for 9 hours 1 Mason for 8.5 hours	1,050.00				1,050.00	100.00%	100.00%	1,050.00

<b>Total</b>	\$1,050.00
--------------	------------

<b>Payments/Credits</b>	\$0.00
-------------------------	--------

<b>Balance Due</b>	\$1,050.00
--------------------	------------

## BUILDING SYSTEMS

131 Wallace Avenue Suite #8  
Downingtown, Pa 19335  
610-873-9103, Fax 610-873-9106

May 19, 2009

Erickson Construction  
115 Brinton Lake Rd  
Glen Mills, PA 19342

**Attention: Mike James**

RE: Maris Grove site work

Bill Amount: \$ 1,050.00

Scope of work completed:

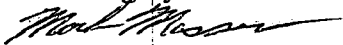
Pressure wash on 5/14/09.

1 Mason for 9 hours

1 Mason for 8.5 hours

If you have any questions or concerns, feel free to phone our office.

Sincerely,  
Building Systems

  
Mark Mosser

Materials	Labor	Overhead	Hours	Profit	Total
	\$913	\$91.00	17.5	\$ 46.00	\$ 1,050.00



# CHANGE ORDER

## BUILDING SYSTEMS

131 Wallace Ave SUITE 8  
DOWNTOWN, PA 19335  
(610) 873-9103 Fax (610) 873-9106

TO:	CHANGE ORDER NO.
ADDRESS: <i>Erickson</i>	DATE: <i>5/14/09</i>
JOB NAME AND LOCATION: <i>R B 2.4</i>	PHONE:
	JOB NUMBER:
	DATE OF EXISTING CONTRACT:

*2 masons*

*Pressure wash (site work)*

*1-mason - 9 hrs*

*1-mason - 8 1/2 hrs*

Note: This revision becomes part of, and in conformance with, the existing contract.

WE AGREE hereby to make changes as specified above, at this price \$

Date: <i>Chris Hapfel</i> (Authorized Signature)	PREVIOUS CONTRACT AMOUNT	\$
	REVISED CONTRACT TOTAL	\$

ACCEPTED: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in the original contract unless otherwise stipulated.

Date *5/14/09* Signature *Sal Moore*

# BUILDING SYSTEMS

131 Wallace Avenue Suite #8  
Downingtown, Pa 19335  
610-873-9103, Fax 610-873-9106

February 19, 2009

Erickson Construction  
115 Brinton Lake Road  
Glen Mills, Pa 19342

**ATTENTION:** George Mach

**PROJECT:** Maris Grove Renaissance Garden

RECEIVED  
FEB 23 2009  
Erickson Construction  
Maris Grove

Dear George,

Please issue change order in the amount of \$ 103.00 to be added to our contract for the above mentioned project.

Breakdown is listed below:

02/10/09 25 gallons of diesel @ \$2.298

02/06/09 20 gallons of diesel @ \$2.298

If you have any questions or concerns, feel free to phone me.

Sincerely,  
Building Systems



Mark Mosser

AMOUNT 103 -  
JOB NO. 512- EC10  
ACCT. CODE 48700-013030  
APPROVAL [Signature]

E-MAILED MAY 22 2009  
to Liza Borsall in A/P

# CHANGE ORDER

## BUILDING SYSTEMS

131 Wallace Ave Suite 8  
DOWNTOWN, PA 19335  
(610) 873-9103  
FAX (610) 873-9106

TO <i>Erickson Con</i>	CHANGE ORDER NO.
ADDRESS	DATE <i>2/16/09</i>
<i>MAC's Grove R.G</i>	PHONE
JOB NAME AND LOCATION	JOB NUMBER
	DATE OF EXISTING CONTRACT

<i>Diesel R.G</i>
<i>2/10/09 25 gal</i>
<i>2/6/09 20 gal</i>
<i>Total 45 gal</i>

Note: This revision becomes part of, and in conformance with, the existing contract.

WE AGREE hereby to make changes as specified above, at this price: \$

Date <i>2/16/09</i>	PREVIOUS CONTRACT AMOUNT	\$
<i>Harry D. Skjerve</i> (Authorized Signature)	REVISED CONTRACT TOTAL	\$

ACCEPTED: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in the original contract unless otherwise stipulated.

Date *2-16-09* Signature *[Signature]*

## BUILDING SYSTEMS

131 Wallace Avenue Suite #8  
Downingtown, Pa 19335  
610-873-9103, Fax 610-873-9106

February 19, 2009

Erickson Construction  
115 Brinton Lake Road  
Glen Mills, Pa 19342

**ATTENTION:** George Mach

**PROJECT:** Maris Grove Renaissance Garden

RECEIVED  
FEB 23 2009  
Erickson Construction  
Maris Grove

Dear George,

Please issue change order in the amount of \$ 1,300.00 to be added to our contract for the above mentioned project.

Breakdown is listed below:

**Winter protection on the south side of the building. On 1/07/09 2 laborers for 8 hours and 1/12/09 3 laborers for 18hrs.**

**Total of 26 laborer hours @ \$50.00 per hour.**

If you have any questions or concerns, feel free to phone me.

Sincerely,  
Building Systems



Mark Mosser

AMOUNT 1300-  
JOB NO. 512-EL 10  
ACCT. CODE 42700-01303  
APPROVAL [Signature]

E-MAILED MAY 22 2009  
to Lisa Barsall in A/P

Materials	Labor	Overhead	Profit	Hours	Total
	\$1130	\$113	\$57	26	\$1300

## **BUILDING SYSTEMS**

**131 Wallace Avenue Suite #8  
Downingtown, Pa 19335  
610-873-9103, Fax 610-873-9106**

February 19, 2009

Erickson Construction  
115 Brinton Lake Road  
Glen Mills, Pa 19342

**ATTENTION: George Mach**

**PROJECT: Maris Grove Renaissance Garden**

Dear George,

Please issue change order in the amount of \$ 1,300.00 to be added to our contract for the above mentioned project.

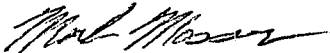
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**Total of 26 laborer hours @ \$50.00 per hour.**

If you have any questions or concerns, feel free to phone me.

Sincerely,  
Building Systems



Mark Mosser

Materials	Labor	Overhead	Profit	Hours	Total
	\$1130	\$113	\$57	26	\$1300

# CHANGE ORDER

**BUILDING SYSTEMS**  
 131 Wallace Ave. Suite 8  
 DOWNTOWN, PA 19335  
 (610) 873-9103  
 FAX (610) 873-9106

TO: <i>Erickson Corp</i>	CHANGE ORDER NO.
ADDRESS: <i>MARIS GROVE R.G</i>	DATE: <i>2/16/09</i>
JOB NAME AND LOCATION:	PHONE:
	JOB NUMBER:
	DATE OF EXISTING CONTRACT:

*Winter Protection South side of*

<i>1/7/09</i>	<i>Total hrs</i>
<i>2 laborers 4 hrs</i>	<i>8</i>
<i>1/12/09</i>	
<i>3 laborers 6 hrs</i>	<i>18</i>

*Total hrs 26 hrs x 50*

*Laber*

*OW  
130  
-12  
110*

*\$1300.-*

Note: This revision becomes part of, and in conformance with, the existing contract.

WE AGREE hereby to make changes as specified above, at this price \$

Date: <i>2/16/09</i>	PREVIOUS CONTRACT AMOUNT	\$
<i>Gary D. Skjor</i> (Authorized Signature)	REVISED CONTRACT TOTAL	\$

ACCEPTED: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in the original contract unless otherwise stipulated.

Date: *2-16-09* Signature: *[Signature]*

**Andrew B. Cohn**  
Direct Dial: (610) 941-2549  
Direct Fax: (610) 684-2007  
Email: [acohn@kaplaw.com](mailto:acohn@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

December 3, 2009

**VIA FEDERAL EXPRESS**

BMC Group, Inc.  
ATTN: Erickson Retirement Communities, LLC  
Claims Processing  
18750 Lake Drive East  
Chanhassen, MN 55317

**RE: Erickson Retirement Communities, LLC, et al.**  
**Case No. 09-27010-sgj Chapter 11**  
**Our File No. 9738-2**

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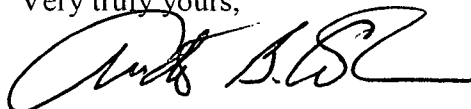
Dear Sir or Madam:

Enclosed is an original and one copy of a Proof of Claim on behalf of Creditor, Building Systems.

Please file the original of record with your office and return the copy, time-stamped, to my attention in the enclosed, self-addressed, stamped envelope.

Thank you for your anticipated cooperation. Of course, should you have any questions or concerns regarding this filing, please do not hesitate to contact me.

Very truly yours,



Andrew B. Cohn

ABC:als

Enclosures

cc: Building Systems (w/encl)  
Nancy Sue Resnick, US Trustee (w/encl)  
Camisha L. Simmons, Esquire (w/encl)  
Samuel Martin Stricklin, Esquire (w/encl)