



Exhibit B

May 3, 2011

Richard I. Christensen
Director, Golf Clubhouse Studio
Partners & Sirny Architects
212 West Franklin Avenue
Minneapolis, Minnesota 55404

By Electronic Mail (rchristensen@partnersandsirny.com)

Dear Mr. Christensen:

On behalf of Private Club Associates I would like to thank you for the opportunity to submit the following proposal to determine market demand for a meeting and banquet facility located within and operated as part of the Glencoe Golf Course in Glencoe, Illinois. If demand proves adequate, PCA will recommend a commensurate seating capacity and prepare a statement of estimated annual revenues for that facility.

The study will be concerned with current and potential demand for meeting and banquet facilities in the market area; assessment of existing and potential competitive supply; the share of the market that could reasonably be obtained by the proposed facility; pertinent demographic and economic considerations; recommendations for size of the facility; and revenue projections. Our approach will be in two parts:

PART I – MARKET ANALYSIS

We will:

- Gather and analyze relevant economic and demographic data regarding the market area to determine whether the overall economic environment in the market area appears suitable for development of a meeting/banquet facility for your Facility, as well as analyze food & beverage demand for daily golf clubhouse use.

- Perform Primary Research which includes interviews with key demand generators in each sub market:
 - Current Customers
 - Corporate
 - Government, Charity, Community
- Inspect and evaluate competition in the market, represented by hotels, other clubs and other venues identified by the demand generators.
- Prepare estimates of future growth and demand and supply of golf club dining/meeting/banquet facilities
- Make recommendations to you as to the size and components of the proposed facility.

PRELIMINARY REPORT

We will report to you, either orally or in writing, as you require, our findings and conclusions on a preliminary basis. This report will include our findings as to:

- Overall supply and demand growth projections
- Recommendations as to the size and components of the proposed facility.

PART II – STATEMENT OF ESTIMATED OPERATING RESULTS

We will:

- Project likely financial results for the first five-year period of operation.

Based upon the results of Part I, our agreement as to the type of facility most suitable for the market, and regional and national industry comparables, we will project likely financial results for the five-year period.

The projections will be prepared in customary financial statement form and will be presented with a written report which will set forth the principal assumptions used, the rationale, and a statement outlining the purpose of our study, the scope of our work, the extent of our responsibility and our findings and conclusions.

It should be noted that the information that will be used in the development of the projections would be taken from historical records, published data and other sources which we regard as reputable; however, we cannot assume responsibility for the accuracy of such material. Moreover, since projections of future events are subject to many uncertainties, we cannot represent these statements to be an accurate presentation of the results which may actually occur. Accordingly, our report will include comments similar to the following:

“The accompanying projections are based on management’s assumptions of future events, which in turn are based on present circumstances and information currently available. The projections may be affected favorably or unfavorably by many factors such as revenues, costs, employee relations, taxes, governmental controls, terrorist acts, and general economic conditions, among others, and accordingly, there is no assurance that the projections will be achieved.”

FINAL REPORT

We will prepare a final report describing our findings, conclusions and recommendations in detail. Copies of the report will be prepared and delivered to you. When using our report, please include the report in its entirety including exhibits and footnotes.

TIME REQUIRED AND FEES

If at any time during the course of our study we form an initial opinion that there is insufficient demand for the dining/meeting/banquet facility, we will suspend the assignment at that time and discuss our findings with you. Also, as is appropriate in any professional relationship, you may terminate our engagement at any time on reasonable notice; and we retain that right as well. If the assignment is terminated prematurely, we will provide you with a brief letter summarizing our findings and charge you only for that time actually incurred to date at hourly rates, plus expenses incurred.

Time Required: We require forty-five (30) days from our start date to complete our primary research and provide the Preliminary Report. The Final Report will be presented within seven weeks of our start date.

PROPOSAL
May 3, 2011
Page 4

Fees: The Professional Fee for this project, which includes the field work, preliminary and final reports and financial projections, is six thousand dollars (\$6,000.00) plus expenses, which include all reasonable, actual direct expenses such as non first class travel, meals, lodging, telephone, postage, copy charges, or any other common out-of-pocket expenses.

As is customary in assignments of this nature, a deposit of three thousand dollars (\$3,000.00) is required to schedule this assignment. The balance is due upon presentation of the written report. Expenses are due when billed. If this proposal, valid until June 30, 2011 correctly states the nature of the work you wish undertaken, and arrangements are satisfactory, please print and sign a copy of this and return it to us, together with the requested deposit as our authorization to schedule the assignment.

All of us at PCA look forward to working with you in this very important component of your Club's future.

Sincerely,
PRIVATE CLUB ASSOCIATES

Ted Robinson
Partner