

EXHIBIT 1
ELIGIBLE COSTS

<i>item:</i>	<i>cost:</i>
Construction Hard Costs	\$3,056,910.00
Site Remediation	\$160,000.00
Hard Costs Contingency	\$152,846.00
Soft Costs Incl. Design, Permits	\$1,219,336.00
Total	\$4,589,092.00*

*Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$280,000.