

EXHIBIT 1
ELIGIBLE COSTS

<i>item:</i>	<i>cost:</i>
Environmental work and site prep	\$64,000.00
Site Services - electrical, water, security	\$68,000.00
Landscaping and hardscape	\$70,000.00
Storage shed	\$32,000.00
Design	\$36,000.00
Total	\$270,000.00

*Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$270,000.