

## EXHIBIT 1

### ELIGIBLE COSTS

| <i>item:</i>                                                 | <i>cost:</i>  |
|--------------------------------------------------------------|---------------|
| Garden and farm infrastructure                               | \$37,500.00   |
| Water system + irrigation                                    | \$23,000.00   |
| Beds, compost, soil                                          | \$22,000.00   |
| Shade structure                                              | \$8,000.00    |
| Earthworks, prep, gravel, paving                             | \$12,000.00   |
| Construction/Growing Direct Subtotal (non-land)              | \$102,500.00  |
| Project management + admin/indirect (20% of non-land direct) | \$20,500.00   |
| Land purchase                                                | \$93,000.00   |
| Total                                                        | \$318,500.00* |

\*Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$216,000.