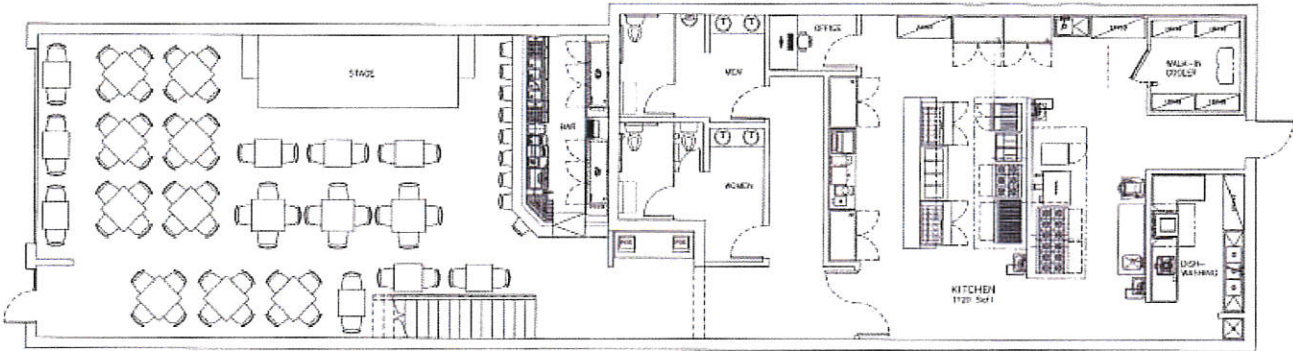


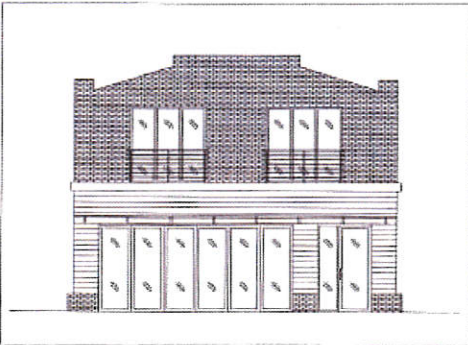
**2368 NORTH MARTIN LUTHER KING JR DRIVE**

|                   | PROPOSAL 1  | PROPOSAL 2  | PROPOSAL 3  | PROPOSAL 4                |
|-------------------|---|---|---|---------------------------|
| USE SUMMARY       | RESTAURANT  | EVENT VENUE   | RESTAURANT & CONDOS   | RESTAURANT                |
| OFFER PRICE       | \$7,500   | \$1. <sup>00</sup> - \$15,000 (?)   | \$2,500 - \$16,000 (?)  | \$15,000                  |
| RENOVATION BUDGET | \$1,332,801   | \$145,000   | \$57,500  | -                         |
| BUSINESS PLAN     | 125 Seat fine dining restaurant with lounge, upscale cuisine from Africa to the Pacific Rim         | Entertainment and event rental facility, hosting community meetings, workshops, kitchen rental, live music, dance and cultural events, etc. | 60 Seat upscale restaurant with lounge, combining the saltiness of seafood with the sweetness of lemonade, catering, with condos and rental townhomes | -                         |
| JOB CREATION      | 10 Full Time, 9 Part Time<br>Approx. \$9.00/hour  | 5 Full Time, 10 Part Time<br>Approx. \$12.00/hour   | 6 Full Time, 2 Part Time<br>Minimum \$13.50/hour  | Full Time, TBD            |
| DEVELOPMENT TEAM  | JCP Construction  | CM Construction   | -   | -                         |
| FINANCING         | Combination of equity, borrowing and grants   | Combination of personal, investors, borrowing, grants   | -   | -                         |
| TO APPROVE        | 2/3 Vote of Common Council Required, Firm Financing, Scaled Elevations and Materials (DRT Approval) | Clarify Purchase Price, Firm Financing, Scaled Elevations and Materials (DRT Approval)  | 2/3 Vote of Common Council Required, Firm Financing, Scaled Elevations and Materials (DRT Approval)   | Complete Proposal Summary |

PROPOSAL 1: RESTAURANT: DETAILS



FLOOR PLAN  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"



FACADE RENDERING  
NO SCALE



FACADE RENDERING  
NO SCALE

JCP  
CONSTRUCTION

Preliminary Sources and Uses

Exhibit D

|                                  | Restaurant   | FFE           | Total        |
|----------------------------------|--------------|---------------|--------------|
| Equity                           | \$ 133,280   | \$ -          | \$ 133,280   |
| Bank Financing                   | \$ 516,401   | \$ -          | \$ 516,401   |
| MEDC                             | \$ 533,120   | \$ -          | \$ 533,120   |
| Legacy Redevelopment Corp        | \$ -         | \$ -          | \$ -         |
| Lincoln Opportunity              | \$ -         | \$ 150,000.00 | \$ 150,000   |
|                                  |              |               | \$ -         |
| Total Sources                    | \$ 1,182,801 | \$ 150,000.00 | \$ 1,332,801 |
| Total Requirements - From Page 1 | \$ 1,332,801 | \$ -          | \$ 1,332,801 |

Check: \$0