

EXHIBIT A

Legal Description of the Property

Legal Description:

LOTS 3, 4 OF HOBBS AND LOSER'S SUBDIVISION, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PINs:

15-22-301-007

Common Addresses:

6 N Stolp Avenue, Aurora, Illinois 60506

EXHIBIT B

Depiction of the Property



EXHIBIT C

Design Concept for the Project

Buona Italia



EXHIBIT C

Floor Plan for the Project

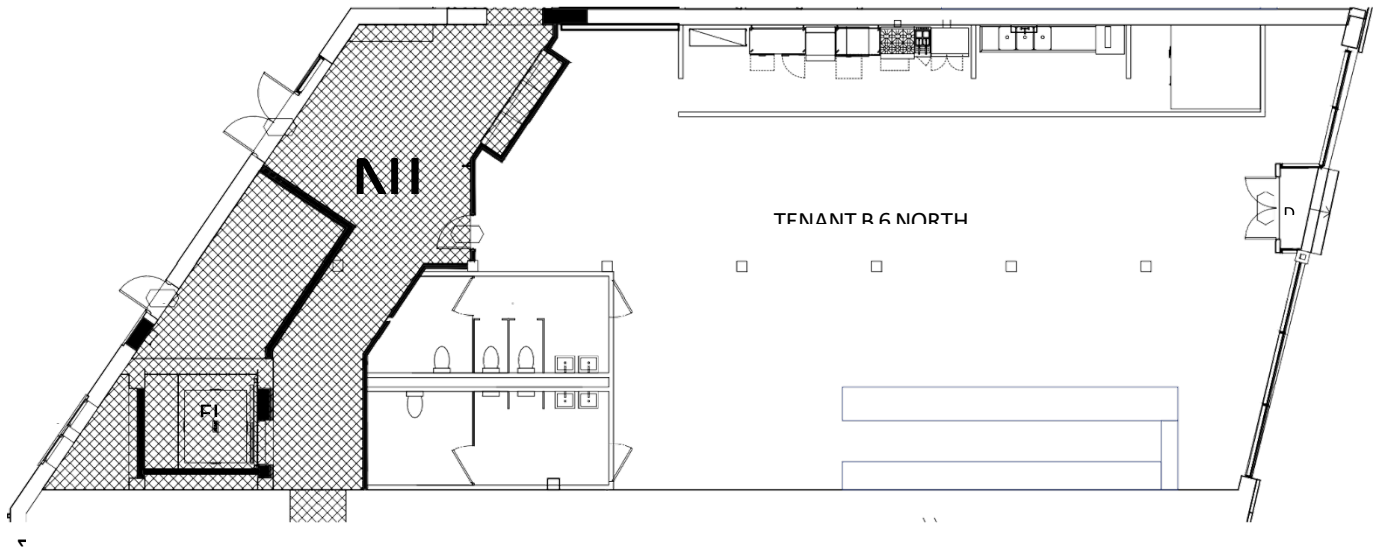


EXHIBIT D

Detailed Description of the Project, Including *Pro Forma*, Financial Projections and Timeline

The detailed description of the Project, including *pro forma*, financial projections and timeline are attached.

EXHIBIT D
RESTAURANT BUONA ITALIA PROFORMA

		32%	11.15% of Pay 33.00%	3%	400000 @ 5% for 13 Year \$6,191.20								3.3% of 60% s Misc Costs (\$50pest, \$50mu \$3,000.00				Before loan	Before loan
Month	Net Sales	Labor	Payroll Taxes	Food Cost/Inv	Local Market	Loan Payment	Rent	Water	Gas	Electric	phone/cable	CC		Misc	Cash Flow	Cash Flow %	EBITDA	EBITDA %
6/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20			\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$10,663.56	10.66%	\$14,155.80	14.16%
7/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
8/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
9/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
10/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
11/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
12/1/2023	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
1/1/2024	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
2/1/2024	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
3/1/2024	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
4/1/2024	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
5/1/2024	\$100,000.00	\$32,000.00	\$3,568.00	\$33,000.00	\$3,000.00	\$3,492.24	\$6,191.20	\$450.00	\$500.00	\$1,200.00	\$280.00	\$1,980.00	\$1,625.00	\$3,000.00	\$9,713.56	9.71%	\$13,205.80	13.21%
YEAR 1	#####	\$384,000.00	\$42,816.00	\$396,000.00	\$36,000.00	\$41,906.88	\$74,294.40	\$4,950.00	\$5,500.00	\$14,400.00	\$3,360.00	\$23,760.00	\$19,500.00	\$36,000.00	\$117,512.72		\$159,419.60	
YEAR 2	#####	\$418,500.00	\$46,662.75	\$445,500.00	\$40,500.00	\$58,836.00	\$74,294.40	\$4,950.00	\$5,500.00	\$14,400.00	\$3,360.00	\$24,960.00	\$19,500.00	\$12,000.00	\$181,036.85		\$239,872.85	
YEAR 3	#####	\$465,000.00	\$51,847.50	\$495,000.00	\$45,000.00	\$58,836.00	\$74,294.40	\$4,950.00	\$5,500.00	\$14,400.00	\$3,360.00	\$28,800.00	\$19,500.00	\$12,000.00	\$221,512.10		\$280,348.10	

EXHIBIT D
BUONA ITALIA - SOURCES AND USES

Uses

Category	Type	Cost
Direct Construction Costs	Development	\$773,859.20
Indirect Construction Costs/Soft Costs	Development	\$116,908.74
FF&E (Including POS and KDU's)/Millwork	Development	\$148,397.00
Kitchen & Bar Equipment	Development	\$160,000.00
Initial Inventory	Start up	\$120,000.00
Training Costs	Start up	\$60,000.00
4 Months Operating Capital	Start up	\$120,000.00
Totals		\$1,499,164.94

Sources

Owner Equity	\$799,164.94
Loan	\$400,000.00
City Grant	\$300,000.00
	\$1,499,164.94

EXHIBIT D

TIMELINE

Buona Italia: River Street Italian Inc

March 2, 2023: Finance Committee

March 7, 2023: Committee of the Whole

March 15, 2023: City Council - RDA approval

March 16, 2023: Effective Date

March 31, 2023: Schematic design submitted

June 1, 2023: Final plans submitted for permitting

- June 30, 2023: Final permits approval (Not expedited process)
- July 3, 2023: Initial funding of third-party escrow
- July 7, 2023: Construction begins
- September 8, 2023: Project Completion
- October 31, 2023: Restaurant(s) opening

OR

- June 16, 2023: Final permits approval (Expedited Process and fees)*
- June 19, 2023: Initial funding of third-party escrow
- June 23, 2023: Construction begins
- August 31, 2023: Project Completion
- September 29, 2023: Restaurant(s) open

EXHIBIT E

**Forgivable Loan Repayment/Amortization Schedule
(attached)**

River Street Italian Forgivable Loan Repayment/Amoritization Schedule				
Calendar Year	Minimum Forgiveness Amount	Interest	Principal	Sales + F&B Tax
1	\$31,430.16	\$14,618.20	\$16,811.96	\$36,000.00
2	\$31,430.16	\$13,758.05	\$17,672.11	\$36,000.00
3	\$31,430.16	\$12,853.93	\$18,576.23	\$36,000.00
4	\$31,430.16	\$11,903.54	\$19,526.62	\$36,000.00
5	\$31,430.16	\$10,904.51	\$20,525.65	\$36,000.00
6	\$31,430.16	\$9,854.39	\$21,575.77	\$36,000.00
7	\$31,430.16	\$8,750.52	\$22,679.64	\$36,000.00
8	\$31,430.16	\$7,590.18	\$23,839.98	\$36,000.00
9	\$31,430.16	\$6,370.50	\$25,059.66	\$36,000.00
10	\$31,430.16	\$5,088.39	\$26,341.77	\$36,000.00
11	\$31,430.16	\$3,740.70	\$27,689.46	\$36,000.00
12	\$31,430.16	\$2,324.05	\$29,106.11	\$36,000.00
13	\$31,430.16	\$834.92	\$30,595.05	\$36,000.00

EXHIBIT G

**City Loan Repayment Schedule
(attached)**

EXHIBIT G**BUONA ITALIA
City Loan Repayment Schedule**

No.	Amonut	Interest	Principal	Balance
1	3492.24	1666.67	1825.57	398174.4
2	3492.24	1659.06	1833.18	396341.3
3	3492.24	1651.42	1840.82	394500.4
4	3492.24	1643.75	1848.49	392651.9
5	3492.24	1636.05	1856.19	390795.8
6	3492.24	1628.32	1863.92	388931.8
7	3492.24	1620.55	1871.69	387060.1
8	3492.24	1612.75	1879.49	385180.7
9	3492.24	1604.92	1887.32	383293.3
10	3492.24	1597.06	1895.18	381398.1
11	3492.24	1589.16	1903.08	379495.1
12	3492.24	1581.23	1911.01	377584.1
13	3492.24	1573.27	1918.97	375665.1
14	3492.24	1565.27	1926.97	373738.1
15	3492.24	1557.24	1935	371803.1
16	3492.24	1549.18	1943.06	369860.1
17	3492.24	1541.08	1951.16	367908.9
18	3492.24	1532.95	1959.29	365949.6
19	3492.24	1524.79	1967.45	363982.2
20	3492.24	1516.59	1975.65	362006.5
21	3492.24	1508.36	1983.88	360022.6
22	3492.24	1500.09	1992.15	358030.5
23	3492.24	1491.79	2000.45	356030
24	3492.24	1483.46	2008.78	354021.3
25	3492.24	1475.09	2017.15	352004.1
26	3492.24	1466.68	2025.56	349978.6
27	3492.24	1458.24	2034	347944.6
28	3492.24	1449.77	2042.47	345902.1
29	3492.24	1441.26	2050.98	343851.1
30	3492.24	1432.71	2059.53	341791.6
31	3492.24	1424.13	2068.11	339723.5
32	3492.24	1415.51	2076.73	337646.7
33	3492.24	1406.86	2085.38	335561.4
34	3492.24	1398.17	2094.07	333467.3
35	3492.24	1389.45	2102.79	331364.5
36	3492.24	1380.69	2111.55	329252.9
37	3492.24	1371.89	2120.35	327132.6
38	3492.24	1363.05	2129.19	325003.4
39	3492.24	1354.18	2138.06	322865.3
40	3492.24	1345.27	2146.97	320718.4
41	3492.24	1336.33	2155.91	318562.5
42	3492.24	1327.34	2164.9	316397.6

43	3492.24	1318.32	2173.92	314223.7
44	3492.24	1309.27	2182.97	312040.7
45	3492.24	1300.17	2192.07	309848.6
46	3492.24	1291.04	2201.2	307647.4
47	3492.24	1281.86	2210.38	305437
48	3492.24	1272.65	2219.59	303217.4
49	3492.24	1263.41	2228.83	300988.6
50	3492.24	1254.12	2238.12	298750.5
51	3492.24	1244.79	2247.45	296503
52	3492.24	1235.43	2256.81	294246.2
53	3492.24	1226.03	2266.21	291980
54	3492.24	1216.58	2275.66	289704.4
55	3492.24	1207.1	2285.14	287419.2
56	3492.24	1197.58	2294.66	285124.6
57	3492.24	1188.02	2304.22	282820.3
58	3492.24	1178.42	2313.82	280506.5
59	3492.24	1168.78	2323.46	278183.1
60	3492.24	1159.1	2333.14	275849.9
61	3492.24	1149.37	2342.87	273507
62	3492.24	1139.61	2352.63	271154.4
63	3492.24	1129.81	2362.43	268792
64	3492.24	1119.97	2372.27	266419.7
65	3492.24	1110.08	2382.16	264037.6
66	3492.24	1100.16	2392.08	261645.5
67	3492.24	1090.19	2402.05	259243.4
68	3492.24	1080.18	2412.06	256831.4
69	3492.24	1070.13	2422.11	254409.3
70	3492.24	1060.04	2432.2	251977.1
71	3492.24	1049.9	2442.34	249534.7
72	3492.24	1039.73	2452.51	247082.2
73	3492.24	1029.51	2462.73	244619.5
74	3492.24	1019.25	2472.99	242146.5
75	3492.24	1008.94	2483.3	239663.2
76	3492.24	998.6	2493.64	237169.5
77	3492.24	988.21	2504.03	234665.5
78	3492.24	977.77	2514.47	232151
79	3492.24	967.3	2524.94	229626.1
80	3492.24	956.78	2535.46	227090.6
81	3492.24	946.21	2546.03	224544.6
82	3492.24	935.6	2556.64	221988
83	3492.24	924.95	2567.29	219420.7
84	3492.24	914.25	2577.99	216842.7
85	3492.24	903.51	2588.73	214254
86	3492.24	892.72	2599.52	211654.4
87	3492.24	881.89	2610.35	209044.1
88	3492.24	871.02	2621.22	206422.9
89	3492.24	860.1	2632.14	203790.7

90	3492.24	849.13	2643.11	201147.6
91	3492.24	838.12	2654.12	198493.5
92	3492.24	827.06	2665.18	195828.3
93	3492.24	815.95	2676.29	193152
94	3492.24	804.8	2687.44	190464.6
95	3492.24	793.6	2698.64	187765.9
96	3492.24	782.36	2709.88	185056.1
97	3492.24	771.07	2721.17	182334.9
98	3492.24	759.73	2732.51	179602.4
99	3492.24	748.34	2743.9	176858.5
100	3492.24	736.91	2755.33	174103.2
101	3492.24	725.43	2766.81	171336.3
102	3492.24	713.9	2778.34	168558
103	3492.24	702.33	2789.91	165768.1
104	3492.24	690.7	2801.54	162966.6
105	3492.24	679.03	2813.21	160153.3
106	3492.24	667.31	2824.93	157328.4
107	3492.24	655.53	2836.71	154491.7
108	3492.24	643.72	2848.52	151643.2
109	3492.24	631.85	2860.39	148782.8
110	3492.24	619.93	2872.31	145910.5
111	3492.24	607.96	2884.28	143026.2
112	3492.24	595.94	2896.3	140129.9
113	3492.24	583.87	2908.37	137221.5
114	3492.24	571.76	2920.48	134301
115	3492.24	559.59	2932.65	131368.4
116	3492.24	547.37	2944.87	128423.5
117	3492.24	535.1	2957.14	125466.4
118	3492.24	522.78	2969.46	122496.9
119	3492.24	510.4	2981.84	119515.1
120	3492.24	497.98	2994.26	116520.8
121	3492.24	485.5	3006.74	113514.1
122	3492.24	472.98	3019.26	110494.8
123	3492.24	460.4	3031.84	107463
124	3492.24	447.76	3044.48	104418.5
125	3492.24	435.08	3057.16	101361.3
126	3492.24	422.34	3069.9	98291.42
127	3492.24	409.55	3082.69	95208.73
128	3492.24	396.7	3095.54	92113.19
129	3492.24	383.8	3108.44	89004.76
130	3492.24	370.85	3121.39	85883.37
131	3492.24	357.85	3134.39	82748.98
132	3492.24	344.79	3147.45	79601.53
133	3492.24	331.67	3160.57	76440.96
134	3492.24	318.5	3173.74	73267.22
135	3492.24	305.28	3186.96	70080.26
136	3492.24	292	3200.24	66880.03

137	3492.24	278.67	3213.57	63666.45
138	3492.24	265.28	3226.96	60439.49
139	3492.24	251.83	3240.41	57199.08
140	3492.24	238.33	3253.91	53945.17
141	3492.24	224.77	3267.47	50677.7
142	3492.24	211.16	3281.08	47396.62
143	3492.24	197.49	3294.75	44101.86
144	3492.24	183.76	3308.48	40793.38
145	3492.24	169.97	3322.27	37471.11
146	3492.24	156.13	3336.11	34135
147	3492.24	142.23	3350.01	30784.99
148	3492.24	128.27	3363.97	27421.02
149	3492.24	114.25	3377.99	24043.04
150	3492.24	100.18	3392.06	20650.98
151	3492.24	86.05	3406.19	17244.78
152	3492.24	71.85	3420.39	13824.4
153	3492.24	57.6	3434.64	10389.76
154	3492.24	43.29	3448.95	6940.81
155	3492.24	28.92	3463.32	3477.49
156	3491.98	14.49	3477.49	0