

Exhibit 1**EXHIBIT C****BUDGET, FUNDING SOURCES AND CASH FLOW SCHEDULE**

Upon receipt, funds can be deployed for construction and development within the range of six to twelve months. It is estimated that the aforementioned improvements will take approximately one to two years to complete.

Exterior Improvements	Landscape	\$	10,000
	Tree Removal/replanting	\$	10,000
	6 new sconces	\$	5,000
	Lawn sprinkler	\$	5,000
	Replace Tile on Front Steps	\$	35,000
	New & refurbish railings	\$	10,000
	Exterior lighting - parkingLED	\$	7,500
	Exterior lighting - building	\$	35,000
	Replace Sign Board	\$	1,500
	Parking lot security fences	\$	50,000
	security Bollards	\$	35,000
	Paint exterior	\$	50,000
	Emergency generator	\$	60,000
Collections	Repair and paint stairwell	\$	2,500
	Replace flooring	\$	5,000
	Replace furniture	\$	7,500
	Create Storage	\$	3,500
	Replace lighting LED	\$	2,000
	Paint	\$	2,000
	Window coverings	\$	1,000
	Fire Protection upgrade at Collections	\$	15,000
301 Building	Install new lighting control system in Gallery	\$	10,000
	New exhibit & cove lighting fixtures LED	\$	50,000
	Purchase new man-lift	\$	15,000
	Repair and paint stairwells and lower areas	\$	10,000
	Pump system upgrade	\$	5,000
	Lighting at stain glass interior	\$	5,000
311 Building	Install new lighting control system in Gallery	\$	10,000
	New exhibit lighting fixtures LED	\$	25,000
	Create Storage in 311 Lobby	\$	4,000
Kitchen/Receiving	Replace Dish washer	\$	1,000
	Build storage Cabinets	\$	8,000
BMG	Upgrade Lighting Exhibits	\$	15,000
	Acoustical upgrades	\$	20,000
Contingency		\$	42,600
		\$	573,100
Architectural Plans	10%	\$	57,310
Permits		\$	4,970
GC OH&P	20%	\$	114,620
TOTAL		\$	750,000

Highlighted items to be removed from original scope.