

EXHIBIT 4.0: ANTICIPATED JOB CREATION

CONSTRUCTION-RELATED JOBS		Order of Magnitude		
<i>(Approximate FTE)</i>				
	<u>Approx. Construction Cost</u>	<u>Construction Related Jobs</u>		
		<i>(determined based on average wage rates)</i>		
MARINA	\$4,000,000			
MIXED-USE BUILDING				
Demolition	\$100,000			
Base Building/Core & Shell	\$2,187,500			
Restaurant	\$600,000			
Event	\$196,000			
Office	\$245,100			
Light Industrial	\$180,000			
	\$7,508,600			78
PERMANENT JOBS		Order of Magnitude		
<i>(Approximate FTE)</i>				
	<u>Useable SF</u>	<u>Approx Jobs PSF</u>	<u>Permanent Jobs</u>	
Marina	n/a	n/a		10
Restaurant	4,000	100		40
Event	4,085	350		12
Office	4,000	200		20
Light Industrial	6,000	300		20
				102
		TOTAL JOBS		180