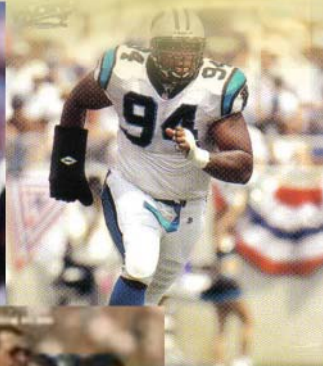


DEVELOPMENT PLAN FOR **ALIQUIPPA** SPORTS LEGEND COMPLEX AND COMMUNITY CENTER

Mike Ditka



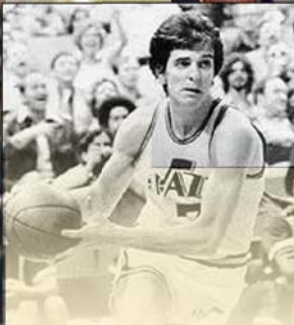
Tony Dorsett



Sean Gilbert



Verquan Kimbrough



Pete Maravich



Ty Law

- Multipurpose Indoor Track & Field
- Fitness & Swimming Center
- Training & Educational Center
- Counseling & Outreach Center
- Child Care Center
- Adult Day Care Center



SUMMARY VERSION



EZ CONSULTING GROUP

Management Consulting • Business Valuations
Business and Community Development
www.ezcggroup.com



To: Potential Partners and Supporters

Allow me to introduce Nerih, Inc., established in Aliquippa, PA in 2001. We received tax exempt status 501 © 3, August 2004.

Our Executive Director Aileen Gilbert along with Sean Gilbert and other people of the Aliquippa community have decided to make an idea into reality. The creation of a Sports Legend Complex and Community Center for the children and adults of Aliquippa and Beaver County will contribute to the continued success of athletes and academia's who have given Aliquippa and Beaver County such a positive legacy.

For too long we have talked about what is needed in Aliquippa and Beaver County, but did not devise a plan to implement the proud tradition of sports and academics. Nerih would like to give the people of Aliquippa and Beaver County the opportunity to have a State of the Art facility to showcase our great athletic and academic accomplishments to this generation and generations to come.

The Development Plan you are about to read is for those who are serious about seeing this project become one of the greatest facilities in Western Pennsylvania. Nerih, Inc. is interested in providing a place to help our children succeed in the classroom using sports as a means to an end. Regardless of how good you are in sports, education is the something that you have for the rest of your life. A Mind is a Terrible Thing To Waste.

Sincerely,

Nerih, Inc. Board of Directors
Sean Gilbert-CEO

2844 BRODHEAD ROAD ~ ALIQUIPPA, PA 15001
724-378-0271 (PH) ~ 724-650-1786



1501 Locust Street, Suite 1060, Pittsburgh, PA 15219

September 1, 2005

Re: Aliquippa Sports Legend Complex and Community Center – Development Plan

Dear Aileen Gilbert and Members of the Board of NERIH, Inc.,

The enclosed development plan has been developed after extensive research, with over fifteen years of business experience, determination of visual and operational strategies in existing establishments, and consultations with colleagues in the management field. This is the summary version of the comprehensive development plan. We provided the required relevant information to generate interest and possibly assist in securing the much needed funds for this project. The comprehensive version develops each key area of this version to greater depth and provides additional financial analysis.

We recommend that the comprehensive plan be implemented in three phases: the funding phase, construction phase, and operation/Implementation phase. The programs developed in this plan are crucial to the viability of the facility and its programs. We have identified program components in each category that could potentially generate revenues in the absence of public and private funding.

We appreciate the opportunity to embark on this highly amiable community enriching undertaking with you and hope you will find us very accommodating and easy to work with. We look forward to working closely with you and the board of directors as we progress through the various stages of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ezuma C. Ngwu', enclosed in a rectangular box.

Ezuma C. Ngwu
President/CEO

*NERIH, Inc. and Aliquippa Sports Complex & Community Center hereby
acknowledges the following for their participation and support*

*Ellen Kight, Regional Director – Southwest Regional Office,
Pennsylvania Department of Community and Economic Development*

*Kathy A. Frankel, Recreation and Parks Supervisor – Southwest Regional Office
Pennsylvania Department of Conservation and Natural Resources*

Mr. John D. Thomas, Superintendent - Aliquippa School District

Mr. Tom Stoner, City of Aliquippa Manager

Honorable Mayor Anthony Battalini, Mayor –City of Aliquippa

T J Morton, Executive Director, Aliquippa Alliance for Unity and Development

Mr. Tony Purro, CEO Aliquippa Community Hospital

Joseph C. West, Assistant Director – Beaver County Planning Commission

Lisa Signore, Director, Community Development Program of Beaver County

Jacques Moye SR., CPA, Executive Assistant,

Allegheny County Office of the Chief Executive

Cindy Vannoy, Director of Finance, Beaver Initiative for Growth

Dan Woodske, Director of Marketing, Beaver Initiative for Growth

Anna Marie Perretta-Rosepink, District Director for Rep. Mike Veon

Julie Polletta, Polletta Architecture and Design

Linwood Alford, Beaver County Minority Coalition

Aliquippa Sport Legend Complex and Community Center Development Plan

CONFIDENTIALITY AGREEMENT

THIS AGREEMENT, made by and between NERIH, INC. (hereinafter called "FIRST")
and _____ a person / corporation
having a place of business at _____
_____ (hereinafter called "SECOND").

WITNESSETH:

WHEREAS:

- A) FIRST is the owner of certain information, including inventions, ideas, drawings, photographs, prototypes, business plans, patents applications and trade secrets, which FIRST considers proprietary to FIRST.
- B) SECOND desires to obtain or has obtained from FIRST such information for evaluation purposes only.
- C) FIRST was/is willing to disclose the information to SECOND for such purposes under the restrictions and conditions set forth hereinafter.
- D) NOW, THEREFORE, the parties intending to be legally bound hereby, have agreed and do agree as follows:
 - 1. All information disclosed by FIRST shall remain the property of FIRST and, unless a further agreement is entered into between the parties, SECOND will have no rights in the information or in any patents, trademarks, copyrights or trade secrets which may now or hereafter cover the information. SECOND

acknowledges that all patent, trademark and trade secret rights and copyrights respecting the information resides in and are owned by FIRST.

2. During the life of and after the termination of this agreement, SECOND will hold in strict confidence all information disclosed by FIRST, except such information which is known to SECOND prior to any disclosure by FIRST, or is publicly known, or becomes publicly known, as of the date when it becomes publicly known, or is disclosed to SECOND by a third party not in breach of any agreement with FIRST.
3. SECOND shall use the information for evaluation purposes only, shall disclose such information to its employees only when necessary to conduct the evaluation, shall take reasonable steps with its employees to protect the interest of FIRST's prior written consent.
4. SECOND will return all tangible materials given to it by FIRST along with all copies thereof immediately upon the request of FIRST.
5. This agreement shall be binding upon the parties hereto, their successors, assignees, agents, representatives and heirs.

Dated: _____ By _____

Aileen Gilbert, Executive Director, NERIH, Inc.

Sean Gilbert, Chairman of the Board, NERIH, Inc.

Dated: _____ By _____

Name:

Title:

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EXECUTIVE SUMMARY

The most pertinent change in the Commonwealth of Pennsylvania in the post industrial age (1950-2000) and in the second half of the Twentieth Century was the collapse of the steel industry. This event will be significant for many years to come and the reason to work to revitalize the region for the next generation. The most adversely affected was Southwestern Pennsylvania, especially Aliquippa and the Beaver County Area. There is evidence of a socio-economic devastation of all the local communities. Since the late 1980's there has been a major concerted effort by the Commonwealth of Pennsylvania, local municipal governments and the local communities to bring about positive change and recovery.

Pursuant to Act 47 of 1987 (financially distressed Municipalities Act), the commonwealth of Pennsylvania has commissioned a development recovery plan, which involves short term strategies for the economic and infrastructure recovery of the Beaver County area. Aliquippa represents a contemporary, innovative and novel social development model and concept, which is comprised of a multi-disciplinary and multi-faceted approach to the global rejuvenation of Beaver County. The objective of the model is to re-establish community self-esteem by instigating, activating, and stimulating strong, viable and sustained economic, cultural, and medical growth and positive indices outcome in the city of Aliquippa. This development model is an all encompassing and consolidating model, which integrates all facets of life in the community. It will complement the character and athletic disposition of the Aliquippa and surrounding communities while supporting the older adult population. NERIH, Inc is a 501 (c) 3 non-profit Pennsylvania corporation. It is NERIH's intent to develop and manage this model in the City of Aliquippa.

Aliquippa High school is currently ranked among the highest in the region for football, basketball, and track with a winning tradition that dates back as far as 1930. Aliquippa has produced more than 25 professional athletes and hundreds of academic scholars. Aliquippa continues to win "Gold Medals" in track and the district

has never had a track on its campus. The life of a student-athlete in this day is still vitally important to their life as a whole. The lessons learned in sports can be instrumental for the rest of the student-athletes' life. Aliquippa sports Legend Complex & Community Center will add a new dimension into the lives of the future student-athletes by providing them with an opportunity for academic achievement as well as having the proper tool to train for their respective sport. By providing a distinct, contemporaneous, and highly innovative, and novel sports and social environment, athletic minded and academically inclined students will no doubt be induced to participate in the activities in the center. Aliquippa School District's 2003-2004 annual Report indicated that 82% of students not tested in PSSA Reading and Math were African American and 71% were economically disadvantaged. In the Aliquippa School District, 31% to 45% of students between grades 3-11 scored below basic level Reading compared to State levels and 32% to 60% of students in the same grades scored below basic level math compared to State levels. The statistics also show that 21% of graduating students are unemployed and only half or 47% go on to college. The customized after-school education program proposed will focus on academic skills, life skills, time management, social skills, communication skills and techniques and how these relate to student-athletes' prospects for success in both academics and sports. Also important is the fact that there are no existing Adult Day facilities in the City of Aliquippa.

It is imperative that we seek your assistance in funding this project development. As the attached financials indicate, the total projected cost of project is \$11.16 million as illustrated below.

ALIQUIPPA SPORTS LEGEND COMPLEX & COMMUNITY CENTER

"Balancing Academic Learning Opportunities with Athletic Learning Opportunities"

Construction Expense and Funding Projection

	Phase I	Phase II	Phase III	Totals
Construction Funding Need				
Federal Development Grant	2,500,000	10,000		2,510,000
PA Department of Economic Development	2,500,000	10,000		2,510,000
Beaver County Redevelopment Authority		100,000		100,000
City of Aliquippa	40,000			40,000
Foundations		200,000		200,000
Tax Credits		3,000,000		3,000,000
Fundraising Campaigns			1,500,000	1,500,000
HUD Loans	1,200,000	-	100,000	1,300,000
Total Construction Funding	6,240,000	3,320,000	1,600,000	11,160,000
Construction Expense				
Construction	5,796,960	724,620	724,620	7,246,200
Site Acquisition/Control	40,000	-	-	40,000
Site Analysis & Geotechnical	40,000	-	-	40,000
Legal	20,000	-	10,000	30,000
Architectural	86,954	43,477	14,492	144,924
Engineering Consultant	40,000	30,000	10,000	80,000
Inside/Outside Wiring	-	253,617	90,578	344,195
Information Technologist	-	18,116	18,116	36,231
Lighting & Fixtures	-	507,234	181,155	688,389
Landscaping	-	-	50,000	50,000
*Construction Management (2880hrs for phase I)	236,160	141,696	70,848	448,704
Sub Total	6,260,074	1,718,760	1,169,808	9,148,643
Contingency (20%)	1,252,015	343,752	233,962	1,829,729
Total Construction Costs	7,512,089	2,062,512	1,403,770	10,978,371

