
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER 16-11

**A RESOLUTION AUTHORIZING ENTRY INTO A FAÇADE IMPROVEMENTS
GRANT AGREEMENT WITH CESARE BRATTA FOR THE COMMERCIAL
BUILDING LOCATED AT 680-684 AND 690 S. BROADWAY, COAL CITY, GRUNDY
COUNTY, ILLINOIS**

TERRY HALLIDAY, Village President
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY
TIMOTHY BRADLEY
DANIEL GREGGAIN
NEAL NELSON
DAVID TOGLIATTI
JUSTIN WREN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on August 10, 2016

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BUILDING LOCATED AT 680-684 AND 690 S. BROADWAY, COAL CITY, GRUNDY
COUNTY, ILLINOIS**

WHEREAS, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois; and

WHEREAS, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase employment, promote property values, and to enter into contractual agreements with property owners and developers for the purpose of achieving such objectives; and

WHEREAS, the Village desires to promote the continued use and maintenance of commercial buildings in the Village in recognition of the positive impact that individual building improvements can have on the overall appearance, quality, and vitality of the downtown business district consistent with the Village’s Comprehensive Plan; and

WHEREAS, the Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution, 1970, to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, the Village is authorized to expend funds for economic development purposes, including making grants to commercial enterprises deemed desirable for the promotion of economic development; and

WHEREAS, the Village previously enacted Ordinance No. 11-26 “An Ordinance Amending Chapter 37 of the Village of Coal City Code of Ordinances, as Amended, Establishing a Façade Improvement Program Within the Village of Coal City” on August 8, 2011 (the “Ordinance”); and

WHEREAS, the Ordinance provides and establishes a program under which qualifying owners of local commercial buildings located within certain designated areas of the Village may apply for a loan from the Village to fund certain eligible façade renovation activities (“Façade Improvement Program”); and

WHEREAS, Cesare Bratta (“Owner”) is the owner of that certain real property commonly known as 680-684 and 690 Broadway, Coal City, Grundy County, Illinois and the improvements located thereon, (cumulatively the “Property”); and

WHEREAS, Owner applied for a Façade Improvement Program grant in the amount of Twenty Thousand and No/100 Dollars (\$20,000.00) and requested approval of certain improvements to the existing building on the Property, which improvements are more particularly described in that certain *Façade Improvements Grant Agreement by and between the Village of Coal City and Cesare Bratta* and exhibits thereto, collectively attached hereto as Exhibit A (the “Agreement”) and incorporated as though fully set forth herein; and

WHEREAS, the Plan Commission reviewed and recommended approval of the façade improvement plans at an August 1, 2016 public meeting; and

WHEREAS, the Corporate Authorities of the Village conducted public meetings to consider the Owner’s Façade Plans and Façade Improvement Program grant request on August 10, 2016; and

WHEREAS, the Corporate Authorities of the Village hereby find and determine that the Façade that the Agreement promotes the health, safety, and welfare of the Village and its residents, encourages further private investment and development, and enhances the Village’s tax base; and

WHEREAS, the Corporate Authorities of the Village hereby find and determine that the renovation of the Property as shown in the Agreement is in the best interest of the Village and the welfare of its residents, and is in accord with valid public purposes;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. RECITALS.

That the foregoing recitals shall be and are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

SECTION 2. ENACTMENT.

- A. The Corporate Authorities shall and do hereby authorize, approve and direct the Village President to execute and deliver the Agreement and the Village Clerk to affix the Village seal thereto and to attest the executed Agreement following the Village President’s signature.
- B. The Village Administrator, Village Attorney, and Village Clerk are further authorized

and directed to take such other and further actions as may be consistent with and reasonably necessary to carry out and give effect to the purpose and intent of this Resolution.

- C. Following mutual execution of the Agreement by all parties thereto, the Village Clerk is authorized and directed to record or cause the Agreement to be recorded against the Property at the Grundy County Recorder of Deeds and to charge Owner for any such recordation costs.
- D. All acts and doings of the officials of the Village, past, present and future which are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 3. RESOLUTION OF CONFLICTS.

All enactments in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution, which are hereby declared to be separable.

SECTION 5. EFFECTIVENESS.

This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO RESOLVED this 10 day of August, 2016, at Coal City,
Grundy and Will Counties, Illinois.

AYES: 5

ABSENT: 1

NAYS: 0

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:

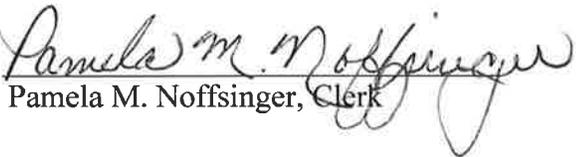

Pamela M. Noffsinger, Clerk

EXHIBIT A

FAÇADE IMPROVEMENTS GRANT AGREEMENT

[Attached on following pages]

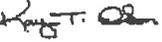
4827-5103-3654, v. 1

Kay T Olson
Grundy County
Clerk & Recorder, Illinois

Document #: 564038

Receipt #: 129191
Pages Recorded: 15

Total Fees: \$82.00
RHSP Surcharge: \$9.00

Authorized By: 

Date Recorded: 8/22/2016 2:45:27 PM

**THIS DOCUMENT
PREPARED BY AND
AFTER RECORDING
RETURN TO:**

Mark R. Heinle
Ancel Glink Diamond Bush
DiCianni & Krafthefer, P.C.
1979 N. Mill Street, Suite 207
Naperville, IL 60563

This Space for Recorder's Use Only

FACADE IMPROVEMENTS GRANT AGREEMENT

THIS FACADE IMPROVEMENTS GRANT AGREEMENT ("Agreement") is made and entered into as of the 10 day of August, 2016, and is by and between the **VILLAGE OF COAL CITY**, an Illinois municipal corporation ("**Village**") and **CESARE BRATTA**, a natural person residing at 765 Quail Run, Coal City, Illinois ("**Owner**"). The Village and Owner may each be referred to as a "**Party**" and collectively referred to as "**Parties**".

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's corporate authority, the parties agree as follows:

SECTION 1. RECITALS.

A. Pursuant to Chapter 37.30 of the Coal City Municipal Code, the Coal City Board of Trustees is authorized to, among other things, recommend the payment of grants to business property owners for improvements to their building facades ("**Façade Program**").

B. The Owner holds legal title to the property commonly known as 680, 684 and 690 South Broadway Street, Coal City, Illinois (cumulatively, the "**Property**"), and legally described in **Exhibit A** to this Agreement, and has applied for a Façade Program grant and requested approval of certain improvements for the existing building on the Property, which improvements are more particularly described in the cost estimate provided by Cesare Bratta, attached as **Exhibit B** to this Agreement. In addition to this estimate, the improvements are depicted in an elevation ("**Facade Plans**"), attached as **Exhibit C** to this Agreement.

C. The Village of Coal City Board of Trustees Planning Commission conducted a public meeting on August 1, 2016 and reviewed Owner's Application for Façade Improvement

(“**Application**”), determined that the Façade Plans conform to applicable design standards, and recommended approval of the Façade Plans.

D. On August 10, 2016, the Village of Coal City Board of Trustees conducted a public meeting to consider the Owner’s Façade Plans and the Application for a façade improvement grant, and approved a grant award to Owner in the amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) in accordance with the terms and conditions set forth herein.

E. The Village desires to provide a grant to the Owner for certain costs related to the Improvements pursuant to the Façade Program and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and pursuant to the Village’s municipal authority, the parties do hereby agree as follows:

1. **RECITALS.**

The foregoing recitals are incorporated into, and made a part of, this Agreement as substantive provisions thereof.

2. **FAÇADE IMPROVEMENT GRANT.**

Pursuant to the Façade Program and subject to the conditions in this Agreement, the Village agrees to provide to the Owner a grant for an amount not to exceed TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) towards the costs of the Façade Improvements (“**Façade Improvement Grant**”) and this Agreement’s related administration. The total Façade Improvement Grant is capital provided without any interest payment as long as it is repaid within 36 months from the execution of this Agreement.

3. **COSTS INCURRED DUE TO UNTIMELY PAYMENT.**

This Façade Improvement grant shall provide interest-free money for a maximum of 36 months after the date of this Agreement. Thereafter, interest shall be computed on the basis of a 360-day year of twelve 30-day months. All interest accrued shall be deferred for the first 60 months. Following the conclusion of 36-month initial interest-free period, the Façade Improvement Grant is subject to interest accrual and must be repaid with additional interest according to the standards set forth below:

<u>Principle Repayment Period</u>	<u>Interest Rate</u>
0 – 36 months	0.00%
36 – 48 months	prime + 1.0%
48 - 60 months	prime + 1.5%
60 – 66 months	prime + 3.50% & deferred interest
66 – 84 months	prime + 7.00% & deferred interest
84 – 96 months	prime +10.00% & deferred interest

Interest is deferred during the first 60-month period and shall not be payable to the Village if all outstanding principal and any applicable interest thereon is repaid in full prior to expiration of the initial 60-month period. After the expiration of this 60-month period, interest shall be charged on the outstanding principal and unpaid deferred accrued interest and shall continue to be accrued

on a monthly basis. The interest deferred during the initial 60-month period shall be charged at the effective rate at the time the interest is added. Notwithstanding any of the foregoing, the Façade Improvement Loan may be prepaid in whole or in part without penalty at any time, at the option of Owner.

4. TIMELY REPAYMENT AND COMPLETION INCENTIVE.

Having previously paid the Village of Coal City a total administrative fee of \$490.00, if the Owner completes the project within the guidelines of the attached Façade Plans and repays the Façade Improvement Grant prior to the expiration of the initial 36-month period, the Owner shall receive a \$250 incentive for the successful completion of the terms set forth in this Agreement.

5. REMEDIES IN EVENT OF FAILURE OF TIMELY REPAYMENT OR OTHER DEFAULT.

- A. The following shall be considered an "***Event of Default***" under this Agreement:
- a. Owner fails to complete the Eligible Cost items; or
 - b. Any representation or warranty made by Owner in this Agreement is inaccurate or incomplete in any material and adverse respect as of the date made; or
 - c. Owner conveys the Property to a third party with any outstanding balance on the loan unpaid either prior to or at closing; or
 - d. Owner abandons the Property prior to completion of the Eligible Cost items, meaning that no substantial work is performed in connection with the Eligible Cost items for a period of six (6) consecutive months or diligent progress is otherwise not made towards substantial completion of the Eligible Cost items; or
 - e. Owner fails to repay the Façade Improvement Grant in full, inclusive of any interest accrued thereon, within 96 months as set forth in Section 3. Any portion of principal and/or interest remaining unpaid after 96 months' time shall be considered as a default on the initial grant of principal; or
 - f. Owner commences any case, proceeding or other action (i) under any existing or future law of any jurisdiction relating to bankruptcy or insolvency, or (ii) any creditor or governmental agency commences foreclosure or forfeiture proceedings concerning the Property, or (iii) Owner fails to pay any property taxes in full when due; or
 - g. Owner deviates from the approved and permitted Façade Plans or any Village-approved changes thereto; or
 - h. Owner uses any portion of the Façade Improvement Grant for unapproved expenditures, or to satisfy any other debt or obligation of Owner.

- B. Acceleration. Upon the occurrence of an Event of Default, the Village may, at its sole option, declare the Façade Improvement Grant, inclusive of all outstanding Principal and any outstanding Interest accrued thereon, to be immediately due and payable without demand upon or presentment to Owner, which is expressly waived hereby. The Village may exercise any other rights and remedies available to it in law or in equity. No delay or omission on the part of the Village in exercising any right hereunder shall operate as a waiver of such right. Owner shall pay on demand all costs of collection and attorney's fees incurred or paid by the Village in enforcing the terms of this Agreement.
- C. Confession of Judgment. Owner irrevocably authorizes any attorney of any court of competent jurisdiction to appear for Owner at any time after payment is due, whether by demand, acceleration or otherwise, and confess judgment, without process, in favor of the Village, against Owner for such amount as may be unpaid or otherwise due hereunder, together with costs of such proceedings and attorneys' fees. Owner hereby waives and releases any and all claims or causes of action which Owner might have against any attorney acting under the terms of the authority which Owner has granted herein arising out of or connected with the confession of any judgment hereunder. Owner acknowledges that the purpose of this loan is for a commercial use and not a consumer transaction as defined by 735 ILCS 5/2-1301(c).
- D. No Certificate of Occupancy. The Parties hereto agree that the Village shall not issue a final certificate of occupancy for the Property if Owner has committed an Event of Default under this Agreement. Thereafter, the Village shall not issue a final certificate of occupancy for the Property until (i) any such Event of Default is cured and (ii) all outstanding Principal and Interest having accrued thereon are paid in full.
- E. Foreclose on Lien. This Agreement shall constitute a lien on the Property in favor of the Village in the amount of the Façade Improvement Grant along with any applicable interest computed as set forth herein. Said lien shall be deemed perfected on the date this Agreement is recorded against the Property. In an Event of Default, the Village may enforce such lien in foreclosure proceedings as permitted by law.

6. **VILLAGE PAYMENT OF ELIGIBLE COSTS.**

Façade improvement program grants shall be administered by a bank located within Grundy or Will County via a Construction Drawdown Account. Prior to receiving disbursement(s), Owner or contractor must submit to an inspection by the bank, subject to review by Village staff, of all eligible costs as that term is defined in Section 37-30(A)(3) of the Village Code ("**Eligible Costs**") and must provide proof of paid receipts, contractor and subcontractor sworn statements, and all applicable lien waivers, and contractor and subcontractor sworn statements shall provide evidence of work being completed utilizing labor at prevailing wages for Coal City.

7. **PERFORMANCE OF ELIGIBLE COST ITEMS.**

A. Compliance with Approved Plans. The Owner agrees that any items approved by the Village within this Agreement shall be performed in a good and workmanlike manner in strict accordance with this Agreement, the Façade Plans, and all applicable Village codes, ordinances, rules, and regulations.

B. Applicable Standards. The Owner will perform the following obligations in connection with the Eligible Cost items:

i. Comply with all codes, ordinances, rules, and regulations applicable to the Property, including all applicable building and zoning codes;

ii. Take all reasonable action to assure completion of the approved Eligible Cost items within a reasonable time period and within the term of this Agreement;

iii. Allow inspection of the work constituting the approved Eligible Cost items by authorized employees and agents of the Village to assure compliance with this Agreement, the Façade Plans, and all applicable Village codes, ordinances, rules, and regulations;

iv. Maintain and allow access to the financial records that pertain to the approved Eligible Costs items by authorized employees and agents of the Village and any other agency involved with administration of the Façade Improvement Grant; and

v. Maintain, at a minimum, all contracts, change orders, bills, invoices, receipts, canceled checks, and partial and final waivers of liens for at least three years following completion of the Eligible Cost items or such longer time as applicable regulations of the Façade Improvement Grant may require.

vi. To the extent that the Prevailing Wage Act, 820 ILCS 13010.01 *et. seq.*, applies, Owner and all contractors and subcontractors shall comply with the Act concerning payment of prevailing rate of wages to all laborers, workmen, and mechanics engaged on work constituting an Eligible Cost under this Agreement. Owner agrees for itself and for all contractors and subcontractors that prior to making any payments to laborers, workers or mechanics or to any contractor or subcontractor that it will determine and pay the then-current prevailing rate of wage as determined by the Illinois Department of Labor and posted at: <http://www.state.il.us/agency/idollrates/Rates.htm>. Owner agrees to indemnify the Village for any and all violations of the prevailing wage laws and any rules and regulations now and hereafter issued pursuant to said laws. Owner shall insert into or require to be inserted into each contract with its contractors and subcontractors a written stipulation to the effect that, to the extent that the Prevailing Wage Act applies, each contractor and subcontractor shall comply with the Act.

8. TERM.

This Agreement shall terminate upon the first to occur of: (i) Owner's repayment in full of the façade improvement grant and any applicable interest or (ii) the date 10 years from the date first written above. Should eight (8) years pass and the façade improvement grant remain unpaid, the Village may exercise its lien rights as provided within section 5(B) of this agreement.

9. **GENERAL PROVISIONS.**

A. **Recordation.** This Agreement shall be recorded with the Office of the Grundy County Recorder at Owner's expense, and all contracts and deeds of conveyance relating to the Property, or any part thereof, shall be subject to the provisions of this Agreement.

B. **No Third Party Beneficiaries.** This Agreement is for the sole and exclusive benefit of the parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

C. **Assignment.** No part of this Agreement may be assigned by either of the parties hereto without prior written consent of the other party.

D. **Entire Agreement.** This Agreement shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force and effect.

E. **Amendments and Modifications.** No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing and executed and properly approved by the Corporate Authorities of the Village at the time such modification is intended to be effective, pursuant to all applicable statutory procedures.

F. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. **Non-Waiver.** The Village shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the Village to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the Village's right to enforce such rights of any other rights.

I. **Notice.** All notice required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Owner shall be addressed to, and delivered at, the following address:

Cesare Bratta
765 Quail Run
Coal City, Illinois 60416

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Coal City
515 S. Broadway
Coal City, IL 60416
ATTN: Village Administrator

With a copy to:

Mark R. Heinle
Ancel Glink Diamond Bush DiCianni & Krafthefer, P.C.
1979 N. Mill Street, Suite 207
Naperville, IL 60563

J. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

K. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

L. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

M. Incorporation of Exhibits. *Exhibits A through C*, attached to this Agreement, are, by this reference, incorporated in and made a part of this Agreement.

N. Authority to Execute.

1. The Village. The Village hereby represents the Owner that the persons executing this Agreement on its behalf have been properly authorized to do so by its Corporate Authorities.

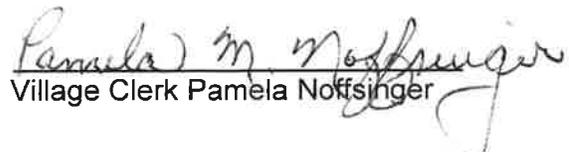
2. The Owner. The Owner hereby represents to the Village that he is the owner of the Property and is therefore the only entity that may encumber the Property with this Agreement and that the persons executing this Agreement on its behalf have been properly authorized to do so.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

VILLAGE OF COAL CITY:

By: 
Mayor Terry Halliday

ATTEST:

By: 
Village Clerk Pamela Noffsinger

CESARE BRATTA

By: 

Dated: 8/19/2016

STATE OF ILLINOIS)
) SS
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT CESARE BRATTA [OWNER]**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of Aug., 2016

Bonnie J. Wiczorek
Signature of Notary

Seal

My Commission expires: 05-07-2018



STATE OF ILLINOIS)
) SS
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT TERRY HALLIDAY** and **PAMELA NOFFSINGER**, the President and Village Clerk respectively of the **VILLAGE OF COAL CITY**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of Aug., 2016

Bonnie J. Wiczorek
Signature of Notary

Seal

My Commission expires: May 7, 2018



EXHIBIT A

Property Legal Description

THE SOUTH 17 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16 IN BLOCK 24 OF THE ORIGINAL TOWN OF COLA CITY, IN GRUNDY COUNTY, ILLINOIS.

Commonly known as: 680, 684 and 690 S. Broadway Street, Coal City, Illinois 60416

P.I.N.: 09-03-429-012

EXHIBIT B

Façade Improvement Cost Estimate

(Inserted on Following Pages)

Façade Improvement Proposal

For

684 South Broadway Street

August 1, 2016

Cyber Broadcasting, L.L.C. is looking to expand its operation into the 684 South Broadway Street space, which was previously the Mainline Video store. This space will be used to expand the company's showroom and reception area, as well as the creation of a multi-purpose training room. The training room will be used for various education and meeting purposes for employees (e.g. tower certification training) and the public (i.e. computer classes, product demonstrations, etc.). It will also be available for special circumstances as when our conference room was used for the Tornado Call Center after the 2015 tornado.

The façade of the building is in need of an update to provide the professional image that Cyber Broadcasting wants to portray. Our plans are as follows:

1. Remove the old windows and frames and replace them with modern looking glass and steel frames, similar to the existing glass windows on our office at 680 South Broadway.
2. Remove the indented entry ways and bring the entry doors flush to the front of the building. This will eliminate the collection of leaves and garbage into the indented space.

Our plans are to perform most of the work ourselves, but contract out the glass and frame work to Jerry's Glass of Morris, Illinois. We anticipate the glass work to be approximately \$10,000.00. We are also anticipating another \$10,000.00 in other required material and signage.

Therefore, we are requesting a \$20,000.00 loan from the Façade Improvement Fund for this project.

Sincerely,

Cesare Bratta
President
Cyber Broadcasting, L.L.C.

EXHIBIT C

Façade Improvement Plans

(Inserted on Following Pages)

