Developer Scope Document
Old Post Brewpub Project
f/k/a Old City Hall – 55 West Madison Street, Franklin, Indiana

Retail Concept

The Old Post Brewpub will be a community based, community focused, local gathering place where customers, both local and visitor, feel welcome, create memories, and leave anticipating their next visit, all set to a 1930's motif. The catalyst will be the casual and intimate historic atmosphere, artisan food offerings, beer brewed in house, and a seasonal outdoor patio.

Food offerings will be as fresh and local as possible, with the local farmer's market utilized within season. Food offerings will pair and vary as much as possible depending on which style beer will be fermenting at the time. Both lunch and dinner will be served.

Beer brewed in house will be ale, a beer that ferments with 'top-fermenting' yeast. Ales to be offered throughout the season will be Pale, Amber, Red, Brown, Porter, Stout, IPA, Wheat, and Seasonal Specials. Along with house beer, other beer will be available on tap and in cans / bottles. For those who prefer wine, a variety of wines will be available either by glass or bottle. There will be a selection of spirits available as well. Beer offerings will be by way of pints, schooners, and sampling flights, with customer take out by way of growlers. Future sales aspect includes 1/2 and 1/6 barrel party kegs.

We believe this retail concept fits very nicely with the market analysis study funded by the RDC in 2010 and has the potential to become a destination landmark for the City of Franklin.

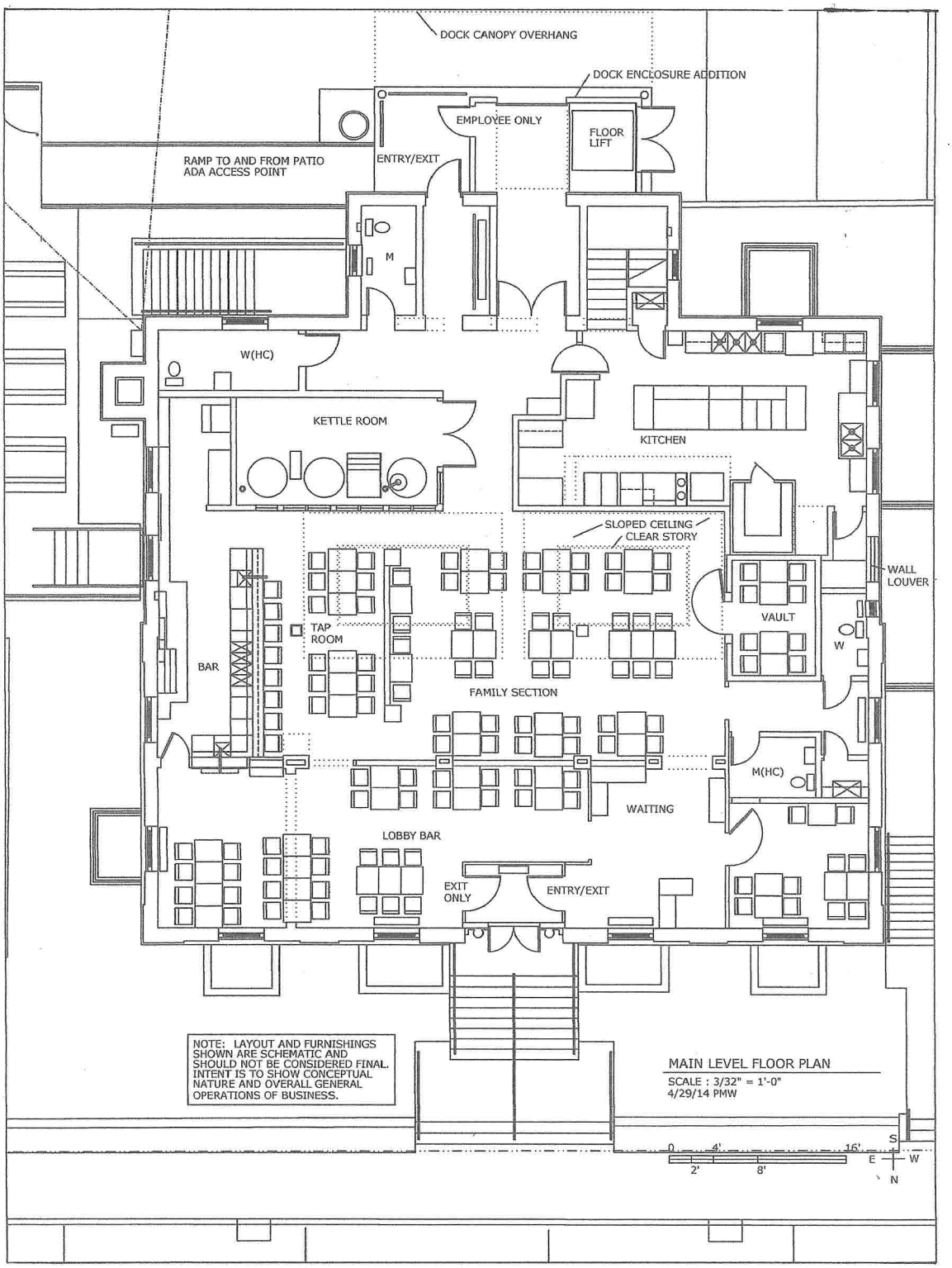
Capital Commitments

The Old Post Brewpub startup is capital intense. Capital raised from investors is committed to license, insurance, design and engineering, finish and furnishings, kitchen, bar and brewery equipment, infrastructure, technology, security features, etc., as well as carry capital required for startup and ongoing expenses until the brewpub reaches profit sustainability.

Completion of the project including construction cost and lease hold improvements will require a secured capital commitment of no less than $450,000.00. This does not include the RDC participation amount.

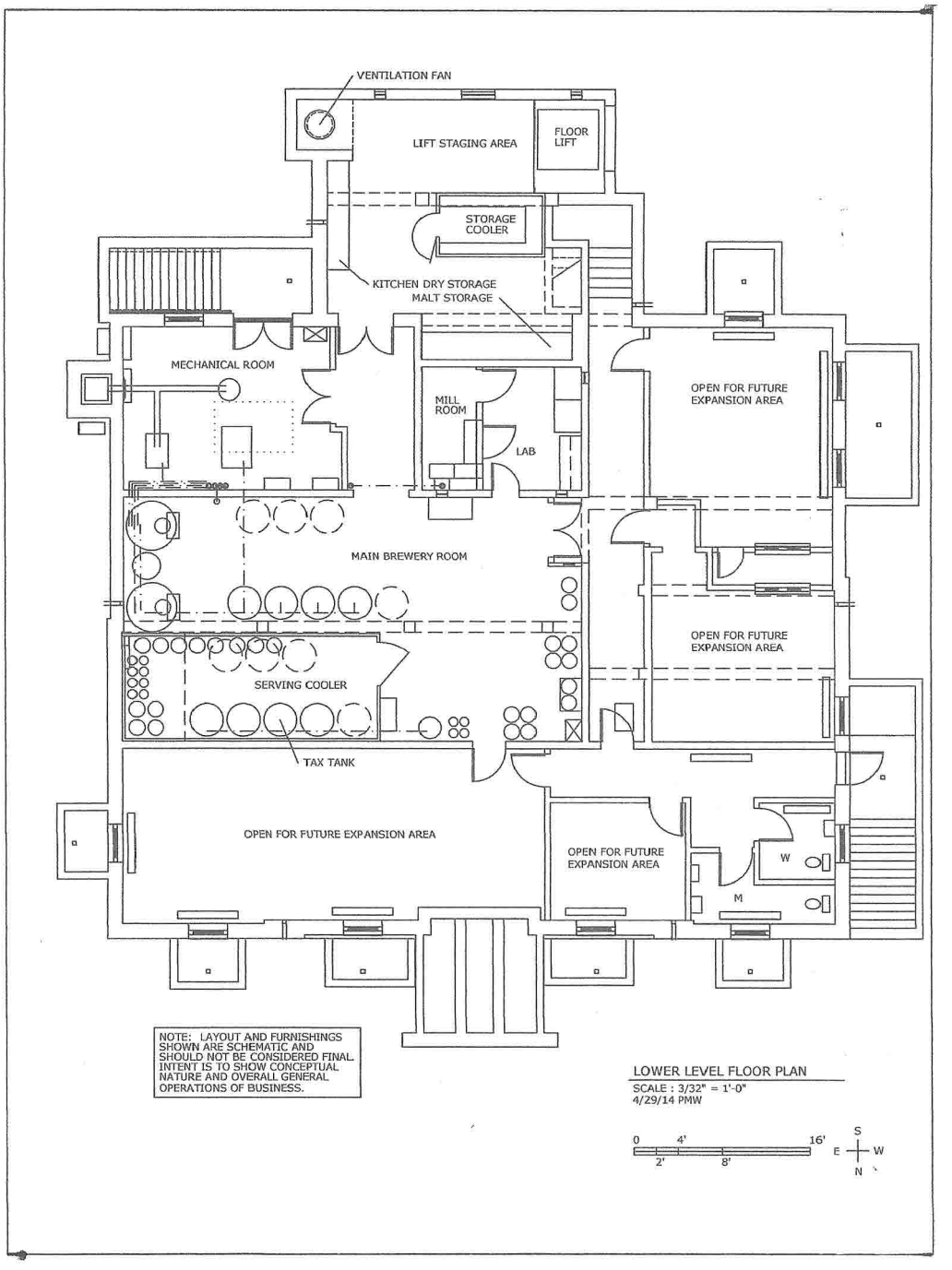
Schematic Plans

The following 3 plans, Main Level Floor Plan, Lower Level Floor Plan, and Site Plan are provided to show the conceptual nature and overall general operations of the Old Post Brewpub. The layout and furnishings shown are schematic and should not be considered final.



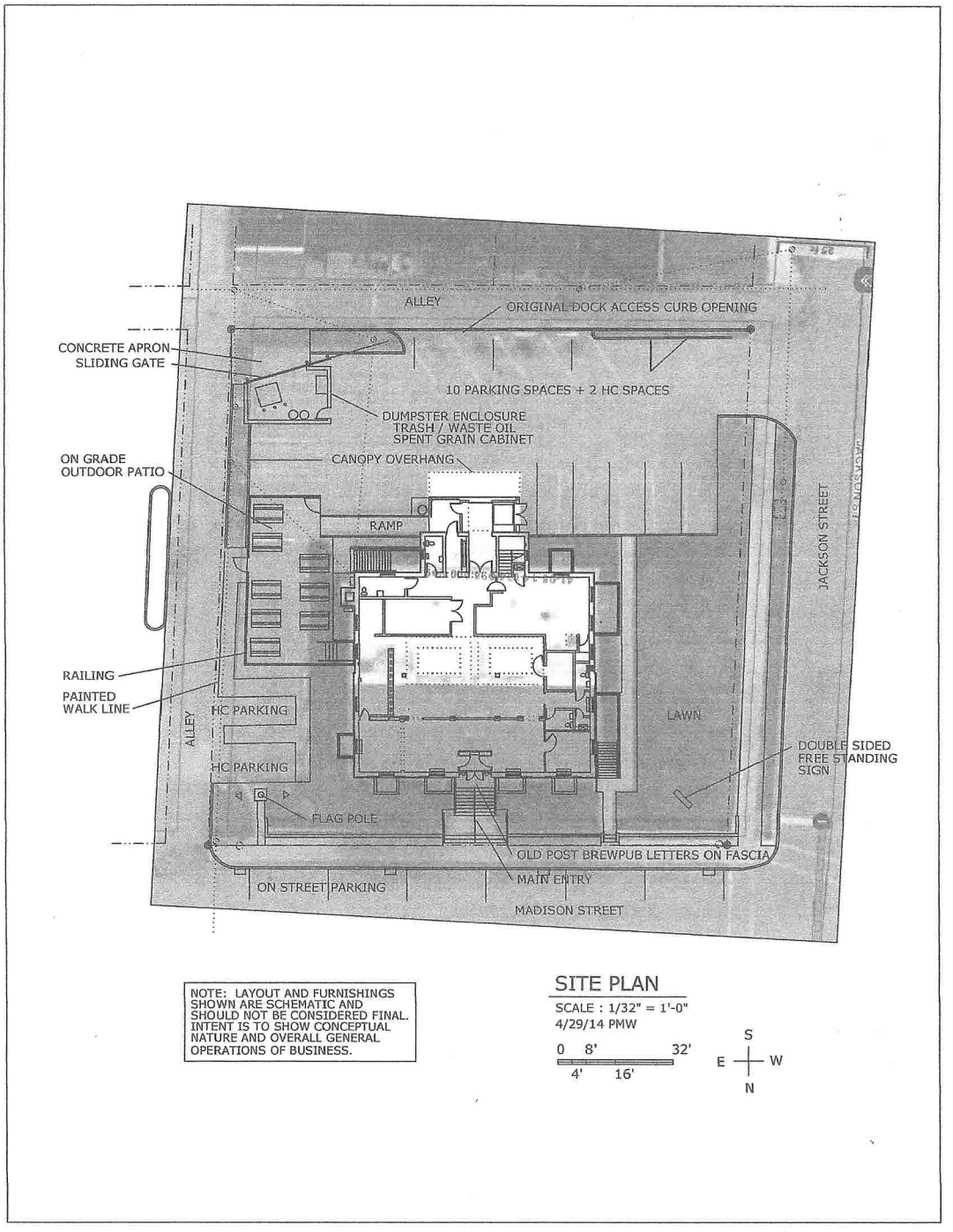
Main Level Floor Plan

The Main level will be home to the restaurant and bar, restrooms, kitchen, and brew kettle room. Due federal / state approvals and commissioning requirements, the brewery aspects of the project will not be operational until the 2nd quarter 2015 or sooner if possible.



Lower Level Floor Plan

The Lower level will be home to the brewery (minus brew kettles), mechanical room, storage and staging, and beer serving cooler. A portion of this level will remain vacant and is earmarked for future expansion. This level is not open to public access. Due federal / state approvals and commissioning requirements, the brewery aspects of the project will not be operational until the 2nd quarter 2015 or sooner if possible.



Site Plan

The property will park 10 standard spaces and 2 handicap spaces. Site improvements consist of an on grade outdoor patio with perimeter railing, a dumpster enclosure with concrete apron, and a free standing sign. Seasonal aspects may move the completion of the free standing sign and the outdoor patio to the 2015 construction season. Due federal / state approvals and commissioning requirements, the brewery aspects of the project will not be operational until the 2nd quarter 2015 or sooner if possible.