

LIST OF EXHIBITS

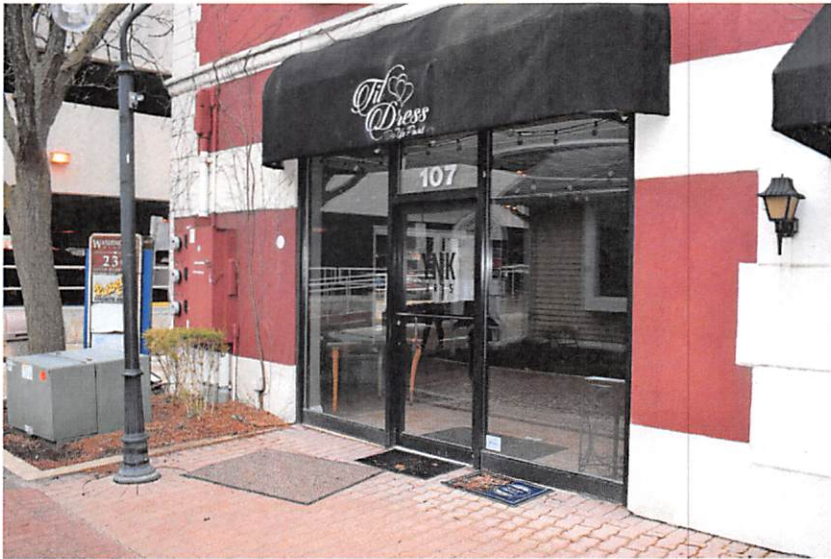
- EXHIBIT A: LEGAL DESCRIPTION OF SUBJECT PROPERTY
- EXHIBIT B: PICTURES OF SUBJECT PROPERTY
- EXHIBIT C: DESCRIPTION OF USE



Lot 2 (EXCEPT THAT PART THEREOF DEDICATED TO THE CITY OF NAPERVILLE) IN YACKLEY SUBDIVISION, A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 AND THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1998 AS DOCUMENT R98-249184, IN DU PAGE COUNTY, ILLINOIS

The Real Property or its address is commonly known as 236 S. Washington Street, Naperville, IL 60540-5371. The Real Property tax identification number is 07-13-431-018-0000

Exterior Pictures

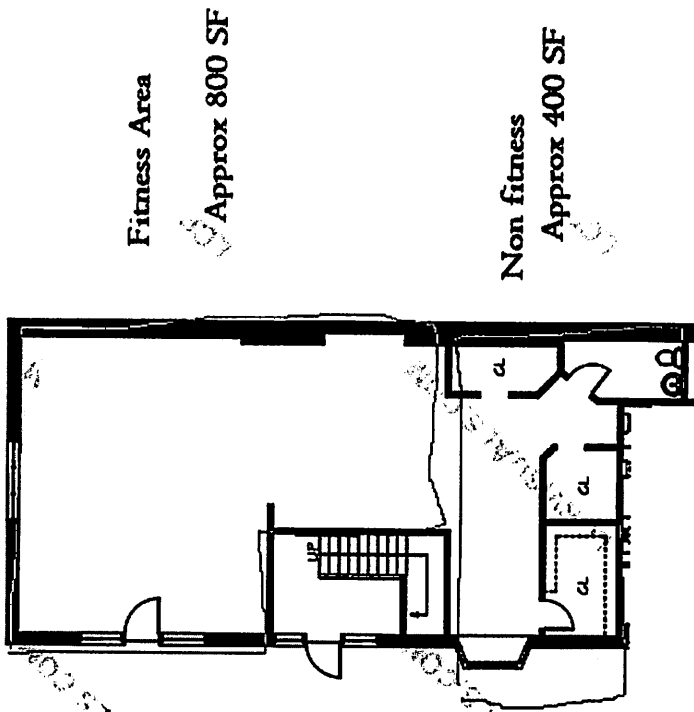
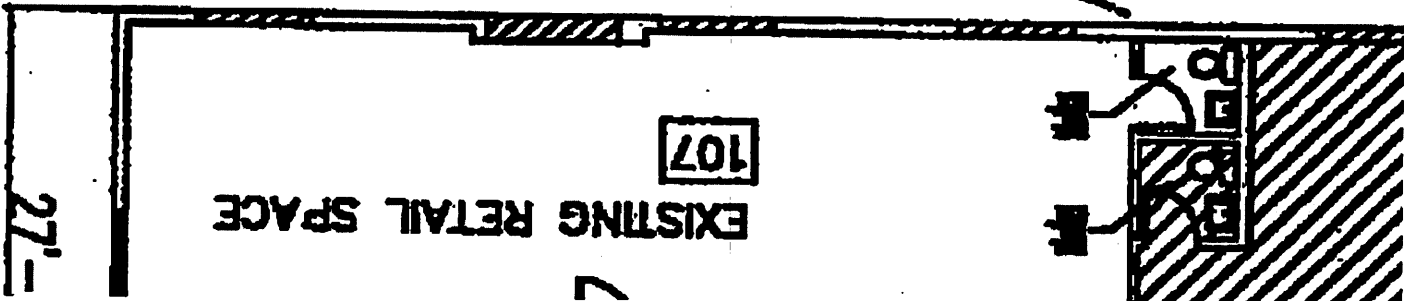


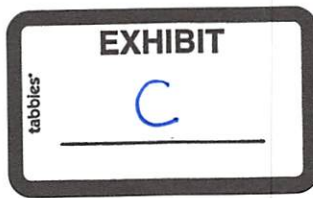
Existing Interior Space Pictures





107
THE





AIR[®] Aerial Fitness

Location: 236 S Washington St. Suite 107 Naperville IL, 60540
Square Feet: 1,200



Executive Summary

Highlights

AIR® is an intense aerial fitness training program fusing elements of conditioning, Pilates, ballet and HIIT (high intensity interval training) on aerial hammocks. This highly effective program is designed to strengthen, lengthen + tone your physique in record-breaking time. There are also many health benefits to the practice of aerial formats such as allowing for engagement in challenging postures without putting pressure on the spine or joints, efficacy in building core strength and hip stability, and remarkable results with healing chronic back and neck pain- not to mention it's FUN!

AIR® is the leading Aerial Fitness Training Program in the world, and has been acknowledged by such media outlets as People magazine, CNN, ABC News, Huffington Post, The Washington Post, Time Magazine, Fitness Magazine, Bloomberg Businessweek, E! Online and the Steve Harvey Show.

Objectives

Fitness, community, and impact are our core objectives for AIR Naperville. We seek to build a community of wellness-minded individuals who strive to better the community at-large and dare to be different. Our instructors don't just lead fitness classes; they foster an inviting sense of community and inspire others to make a difference.

Mission Statement

AIR® is not just to empower people and encourage a healthy and fun lifestyle – it is also a message to everyone out there who has a dream – we want to inspire you. We are more than just a piece of fabric. We are a movement.

“We believe in the power of following your dreams, I left my career as a corporate attorney in Chicago to follow my dream of starting a company that would revolutionize fitness. Our company is built on the believe that we should always challenge ourselves to think outside of the box, never become complacent and to follow our dreams. The AIR® Franchise Model is built with a clear vision in mind: to create a company that balances the mind, body and work.”

Shama Patel, AIR® Founder + President

Keys to Success

Deep involvement in the current fitness community and trends.
Strong customer service and leadership abilities.
A desire to see others succeed and grow within the company.

Interior

The entry way should be inviting and well-thought out for varying types of Chicagoland weather. Keeping the studio crisp, clean, and inviting is top priority. Upon entering, the client will see an area to place coats, shoes, and non-valuable belongings in cubbies. Furniture will be minimal. The entryway will open to the main studio, with approximately 20 hammocks available for students. There will also be a semi-private dressing area, and at least a half-bath.

Hours of Operation

Suggested hours of operation and class times will vary. Optimal weekday times focus on earlier morning, lunch hour and after work class offerings, while weekend optimal class times are late mornings through the early afternoon.

Example class times:

- Monday - Thursday: 6:15/6:30am, 12:00/12:15pm, 5:30-7:30pm
- Friday: 6:15/6:30am, 10:15/10:30am, 12:00/12:15pm, 5:00/5:30pm
- Saturday/Sunday: 9:00am, 10:30am, 12:00pm, 1:30pm, 3:00pm

Weekend afternoons/ evenings are also optimal for scheduling private parties and studio workshops.

Products and Services

AIR® offers aerial fitness classes, including AIR®, AIR® Foundation, AIR® Flow, and AIR® Core, as well as certifications and trainings, seasonal aerial workshops and retreats, and AIR® - branded apparel. AIR® classes offer a variety of levels, techniques, and skills utilizing aerial hammocks suspended from the ceiling. Trained and certified AIR® instructors provide workouts that tone and strengthen muscles through cardio, resistance exercises, and deep stretching.

If customers would like more intense one-on-one training, they can purchase Private Training classes or host a Private AIR® Party for events like birthdays and bachelorette parties. AIR® Apparel is available for retail purchases.

Management

Amie Langus and Nick Olson will be equal partners in this Air franchise, and bring complementary skills to this business. Amie's extensive background in customer service and client relations will ensure smooth communication, happy customers, and happy AIR trainers. As a local Realtor, Amie has a proven track record of excellent follow up and connection with the customers and clients she serves. Her previous career in restaurant management has given her creative problem solving skills with customer satisfaction at the core.

Nick's experience in owning and operating a franchise (Jimmy John's, 2010-2017) will be invaluable to the success of AIR Naperville. Additionally, Nick has a proven track record of creating financial solutions for franchisees, having built a dedicated bookkeeping solution for Jimmy John's franchisees, which now handles financials for over 250 JJ locations nationwide." He will manage financials for the business, and provide insight based upon them for Amie to utilize in operations.