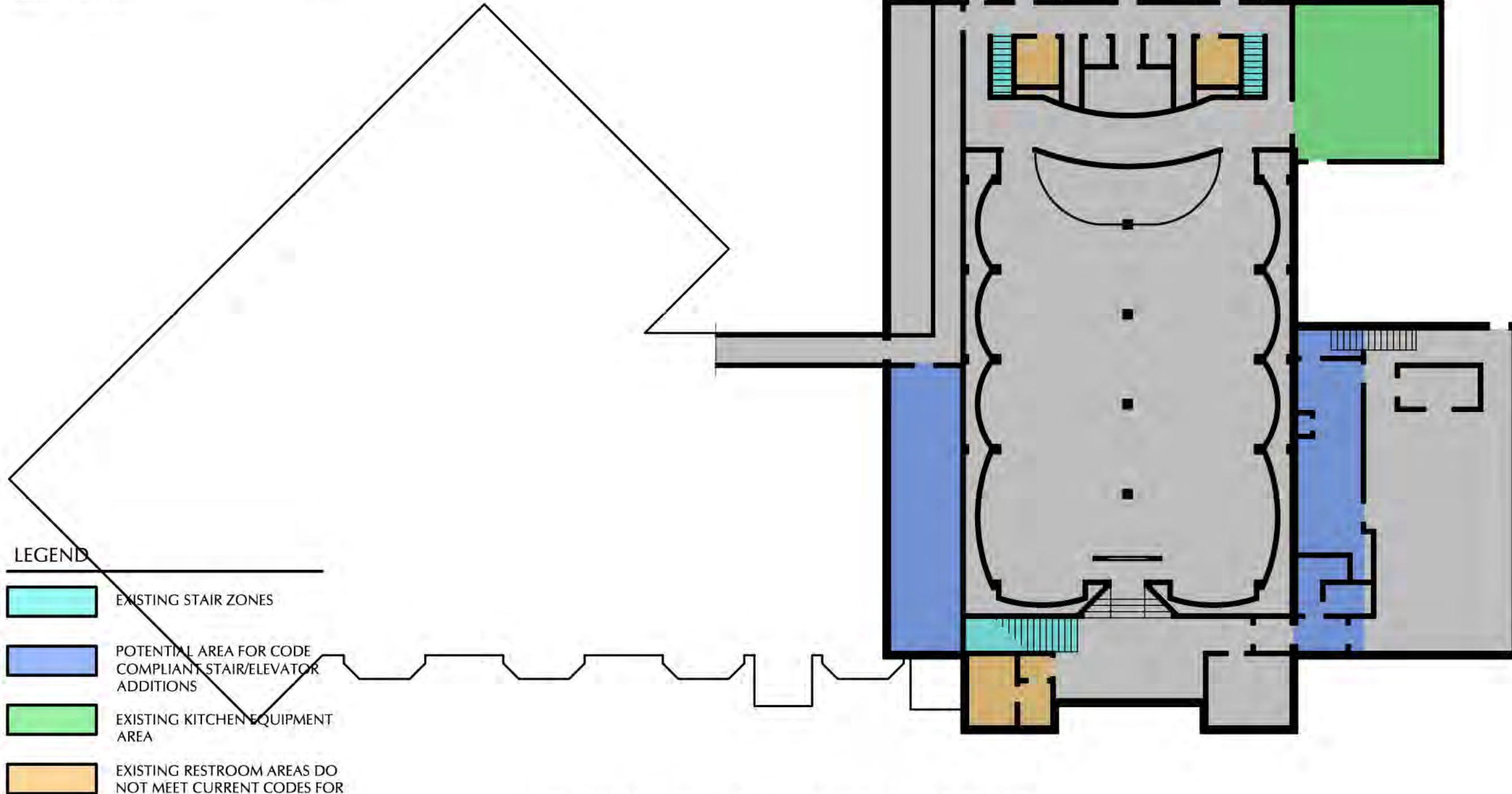


Areas for Improvements: A Projection of Rehab Needs




AREAS for IMPROVEMENT - BASEMENT

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.



LEGEND

-  EXISTING STAIR ZONES
-  POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS
-  EXISTING KITCHEN EQUIPMENT AREA
-  EXISTING RESTROOM AREAS DO NOT MEET CURRENT CODES FOR SIZES, CLEARANCES, OR ACCESSIBILITY. AREAS NEED TO BE UPDATED ACCORDING TO THE REQUIREMENTS OF NEW OCCUPANCY USES.

EXISTING BASEMENT PLAN DIAGRAM

AREAS for IMPROVEMENT - FIRST FLOOR





This level has the main theater with back stage area. The main fixed seating is on a slight inclined slope with the balcony level covering almost 1/3 of the main floor. A ticket booth and two small restrooms sit at the front of the theater foyer.

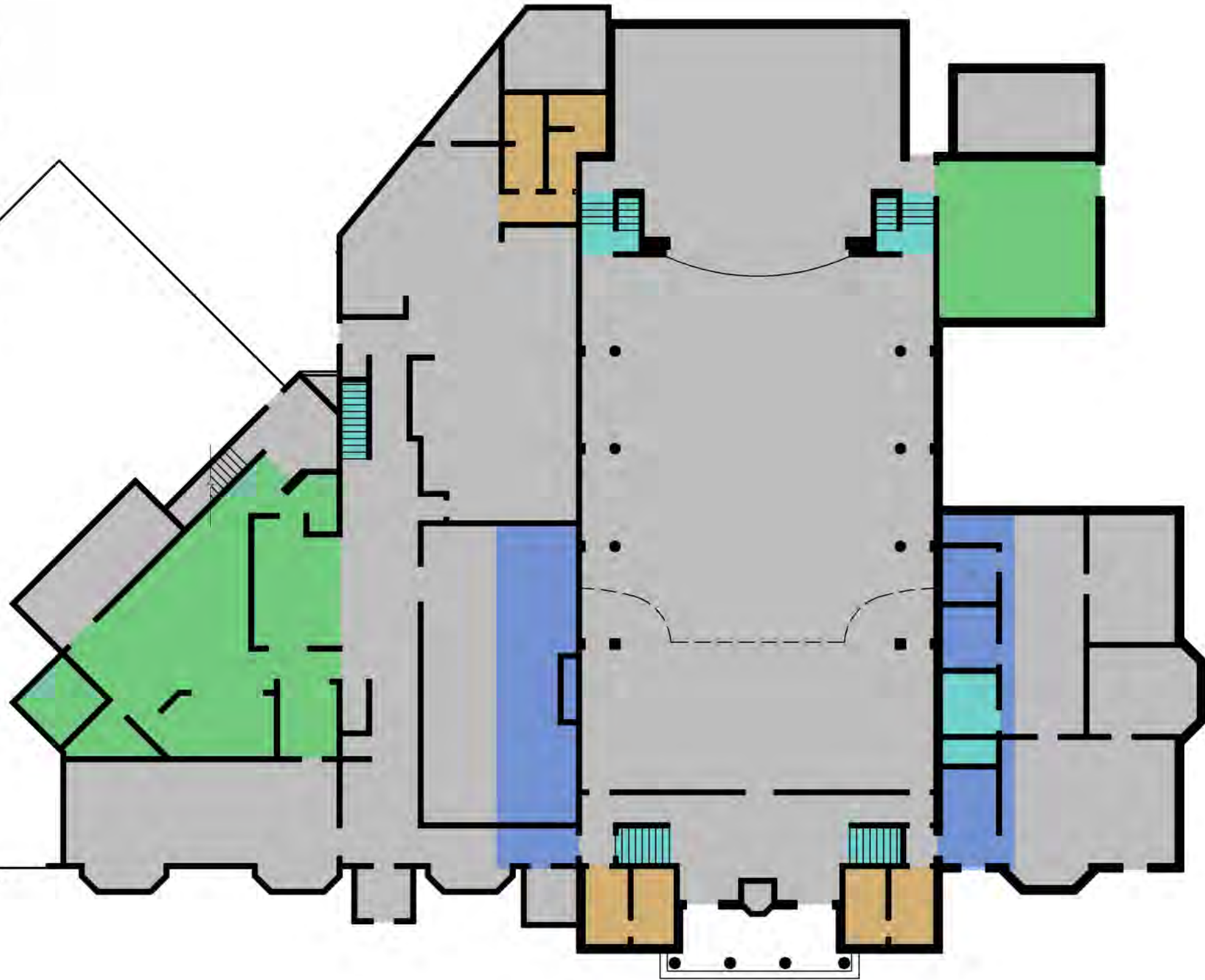
Flanking to the right was a space originally intended for a retail hardware store, but more recently used as a meeting room, bar/lounge or banquet room.

A separate entrance was added between the first and second bay window as an awning covered entrance to the Terrace Restaurant. This foyer and circulation spine had a semi-open kitchen on the left with seating overlooking the cooking, and further kitchen prep and dishwashing areas behind.

A smaller, less formal cafe occupied the two bays to the left of the restaurant entrance.

LEGEND

-  EXISTING STAIR ZONES
-  POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS
-  EXISTING KITCHEN EQUIPMENT AREA
-  EXISTING RESTROOM AREAS DO NOT MEET CURRENT CODES FOR SIZES, CLEARANCES, OR ACCESSIBILITY. AREAS NEED TO BE UPDATED ACCORDING TO THE REQUIREMENTS OF NEW OCCUPANCY USES.



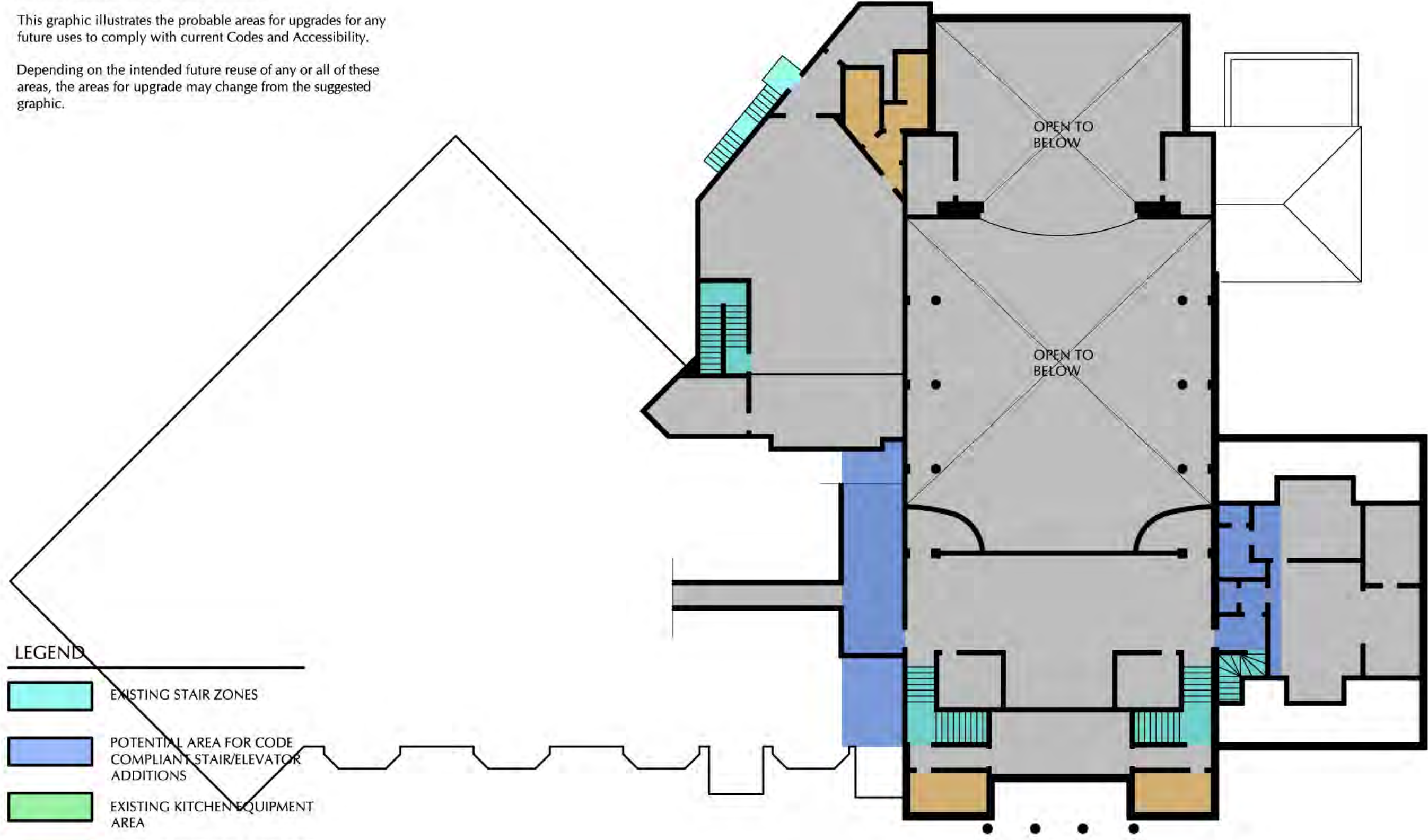
EXISTING FIRST FLOOR PLAN DIAGRAM

AREAS for IMPROVEMENT - Second Floor

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.

- LEGEND**
-  EXISTING STAIR ZONES
 -  POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS
 -  EXISTING KITCHEN EQUIPMENT AREA
 -  EXISTING RESTROOM AREAS DO NOT MEET CURRENT CODES FOR SIZES, CLEARANCES, OR ACCESSIBILITY. AREAS NEED TO BE UPDATED ACCORDING TO THE REQUIREMENTS OF NEW OCCUPANCY USES.

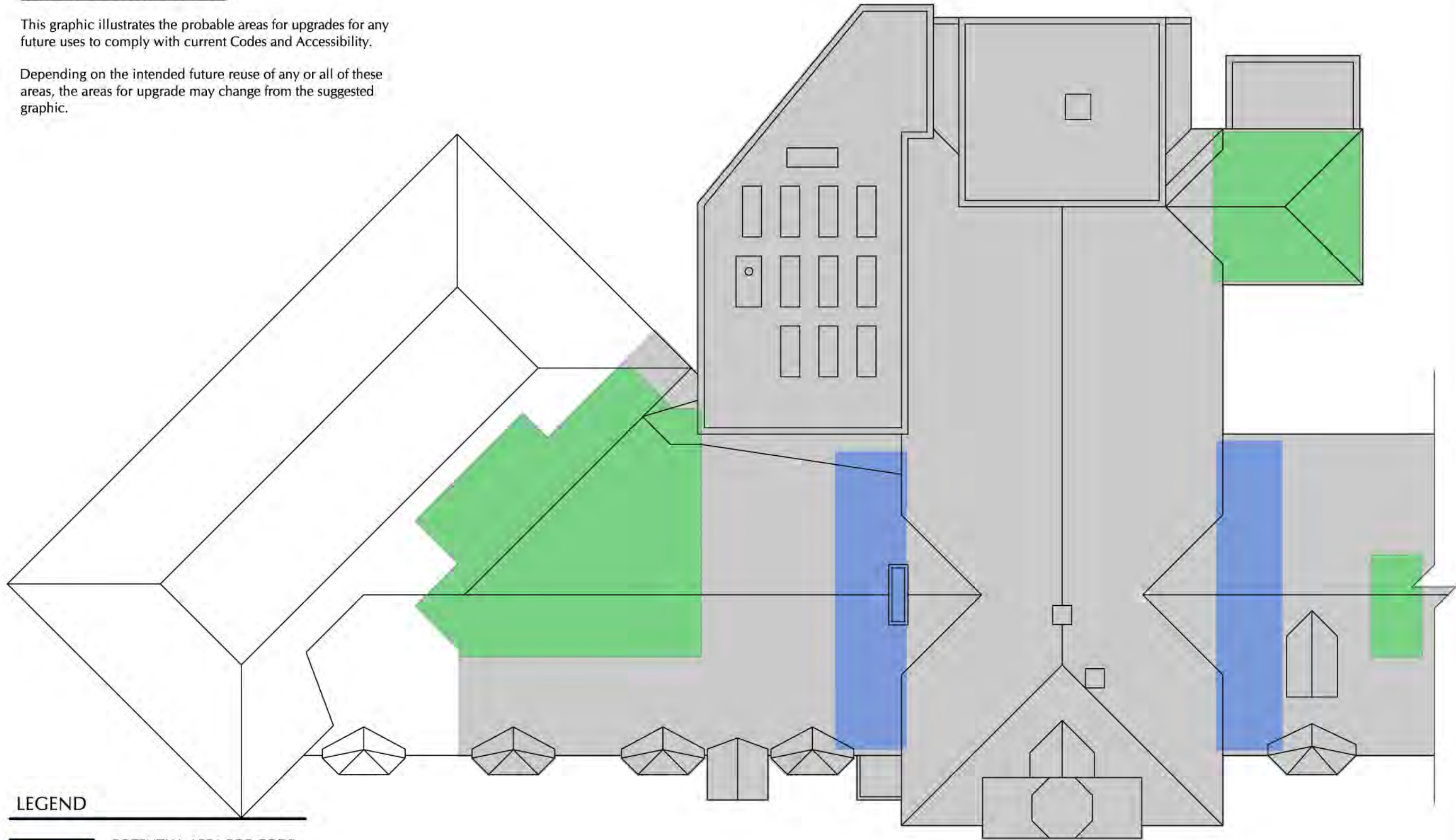


EXISTING SECOND FLOOR PLAN DIAGRAM

AREAS for IMPROVEMENT - Roof

This graphic illustrates the probable areas for upgrades for any future uses to comply with current Codes and Accessibility.

Depending on the intended future reuse of any or all of these areas, the areas for upgrade may change from the suggested graphic.



LEGEND

-  POTENTIAL AREA FOR CODE COMPLIANT STAIR/ELEVATOR ADDITIONS
-  KITCHEN EQUIPMENT AREAS BELOW MAY AFFECT ROOFTOP APPEARANCE AND CLEARANCES.

EXISTING ROOF PLAN DIAGRAM