

Exhibit A – Project Description and Map

C&P Monarch, LP acquired this property and proposes a renovation to the exterior and interior of the restaurant property. The project involves structural repairs and replacements of rusted columns on the 3rd floor, installing a new rain/storm water gutter system, and roofing repairs. Safety improvements such as stud and safety repairs within the existing structure. Outdoor entertainment area enhancements will feature beachfront play area upgrades, including new sand and gaming areas, along with a live music stage, gazebo and event space. Other upgrades consist of rebuilding the ground floor bar, repairing the outdoor beer garden and sitting area, MEP repairs and replacements for HVAC equipment, DOAS AC unit replacement, walk-in cooler and freezer repairs, fire safety upgrades, facade improvements including stucco work, masonry, metal repairs, and painting. Landscaping enhancements will add trees and green spaces with in the seating areas, exterior and parking lots. Additional features include exterior LED lighting, new building signage, security cameras, and parking lot repairs and restriping.



Project Map:

